



Neighborhood Notification

Open House Information

Citizen Comments

Affidavit of Posting

Site Sign

Legal Protest

Jenan Drive Property S of SEC of Scottsdale Rd. & Jenan Drive Citizen and Neighborhood Involvement Plan and Report

Plan

We will hold at least two neighborhood meetings; the first for the immediately adjacent neighbors to get initial feedback from those most directly affected and the second for all property owners within 750' of the subject site and anyone on the City of Scottsdale's Interested Parties List. The second meeting will be held prior to our formal rezoning submittal. We plan to notify neighbors and others for both meetings by a mail invitation via first class mail.

Report

On February 14, 2018 we sent letters to 14 property owners, whose property is directly abutting the subject site, inviting them to an initial informational meeting on February 28, 2018. The meeting was held at 6:30pm at the Holiday Inn Express located at 7350 E. Gold Dust Ave., Scottsdale, AZ 85258. A total of 14 neighbors attended the meeting. We presented information about Camelot Homes, site related details, Camelot's proposed development including an 18 lot site plan, an outline of proposed product to be offered and projected price ranges. We indicated this was an initial meeting intended for immediate neighbors to get feedback from those most directly affected and that another larger neighborhood meeting would be conducted at a future date. We fielded a variety of questions. Comments received included concerns about increased traffic on Jenan Drive, the possibility of two story homes and the overall density of the site. The meeting lasted about 1 hour. A copy of the meeting invitation, address list, sign-in sheet and presentation materials are attached as Exhibit A.

On May 11, 2018 we sent letters to 150 property owners within 750' of the subject property plus 28 additional letters to the City of Scottsdale's Interested Parties list inviting them to an informational meeting on May 24, 2018. The meeting was held at 6pm at the Starfire Golf Club located at 11500 N. Hayden Rd. A total of 39 people signed in but we believe there were more who attended the meeting but did not sign in. We presented information about Camelot Homes, site related details, a revised site plan which addressed several of the concerns that were raised in our first meeting and showed a reduced 17 lot plan, an outline of proposed product to be offered and projected price ranges. We also showed a 7 lot site plan that could be developed under

existing zoning with 2 story homes and out buildings. We fielded a variety of questions, many of which included questions about traffic on Jenan, flooding in the southeast corner of the site, density, opposition to two story homes and concerns about gating the community. The meeting lasted about 1.5 hours. At the conclusion of the meeting we asked all in attendance to email us with any comments, questions or concerns. We also offered to meet with neighbors individually to show them our existing communities to demonstrate the quality of the homes we are proposing to build. A copy of the meeting invitation, address lists, sign-in sheet and presentation materials are attached as Exhibit B.

A few days prior to the scheduled May 24th meeting we were contacted by a property owner from the neighborhood to the south of the subject site (Scottsdale 16) who indicated he and several of his neighbors would be unable to attend the May 24th meeting and was looking to see if the meeting could be rescheduled. Given the short notice of that request we were unable to reschedule but agreed to hold an additional meeting for the residents of Scottsdale 16. That meeting took place on June 12th at 6pm at the Starfire Golf Club located at 11500 N. Hayden Rd. Approximately 10 people attended this meeting. A separate meeting invitation was not mailed but was coordinated via email through a resident representative of Scottsdale 16 who spread the word to interested neighbors on the date, time and location for this additional meeting. The same presentation materials from the May 24th meeting were covered in this meeting (see pages 16-29 of Exhibit B). We fielded a variety of questions similar to those identified above from the May 24th meeting.

Subsequent to the May 24th meeting, the development team went door to door in the surrounding neighborhood to inform residents of the proposal and to gather input and suggestions for the potential development.

From May 11th to June 13th as a result of these meetings, we received 9 direct emails from interested parties. 2 were supportive, 2 offered constructive input and preferred a 7 lot plan and 12 were strongly opposed. One of those opposed (Quick) included in his letter a petition signed by 11 neighbors, 5 of whom also sent emails which are included in the totals above. The City also provided us with 7 email responses objecting to our plan. A copy of those emails is included in Exhibit C.

On August 8, 2018, after receiving a phone call from Tim LaSota, advising us that he had been retained by neighbors to represent them, a meeting was held at Camelot's office with Tim, two of his clients and the Hancock's to review a revision to the site plan reducing the proposed lot count to 15 lots from 17 and providing open space on Jenan. Mr. LaSota's clients said they were unable to support this plan and indicated that they didn't want to see the site developed.

In November 2018, following the filing of our formal Rezoning application in September, the planner assigned to our case forwarded 2 emails from neighbors providing comment on our application. Those emails have been added to Exhibit C.

In February 2019, we were contacted by representatives of the Methodist Church to see if our proposed project was still moving forward and were interested to understand our proposed timing. They let us know “We’re always ready to welcome new neighbors and new members!”

On June 26, 2019, the evening of the Continuance Hearing at Planning Commission meeting we briefly met with Mr. LaSota before the hearing began to see if there was an opportunity to meet with him or his clients to discuss their concerns. We were told that his clients had no interest in meeting. He also shared that he and his clients were concerned that if the site was rezoned there was nothing to prevent Camelot or a successor owner from changing the site plan or increasing the density of the site. We offered to hold discussion with him and the City to provide assurances that that would not occur but received no response to that offer.

On June 28, 2019 an email was sent to Mr. LaSota to extend an open invitation to meet to discuss any of his or his clients concerns. No acknowledgement or response to the offer was received.

On July 30, 2019 at 5:30pm we held a meeting at the City of Scottsdale in response to comments made by two residents of Scottsdale 16, the neighborhood to the south of the subject site, who were concerned that our proposed development was going to further contribute to flooding that parts of Scottsdale 16 experiences in heavy rain events. All of property owners of Scottsdale 16 were invited to attend. Five residents attended along with an engineer hired by homeowner of Scottsdale 16 who was not present. Also present were representatives of Camelot Homes, Jayme Thoma with Kimley-Horn, Camelot’s drainage engineer, Richard Anderson and Randy Grant with the City of Scottsdale and Councilwomen Littlefield and Whitehead. Information was presented by Jayme Thoma that demonstrated Camelot’s site plan was providing over 50,000 s.f. of retention capacity which exceeded the required capacity to address offsite flows and on-site retention requirements. Other questions were also addressed. At the conclusion of the meeting those in attendance had a much better understanding of the drainage design and how it would help mitigate the issues that the neighborhood has previously experienced.

On August 8, Camelot’s neighborhood outreach consultant, Susan Bitter-Smith met with Mr. Wolff to discuss his concerns. He shared that he thought we should build 7 homes, single story, and no gate.

On August 8, 2019 a follow up email was sent to Mr. LaSota to offer one more time to see if there was an interest to meet or discuss our plan. This email also included a offer to deed restrict the property to limit the density of the site to no more than 14 lots. On August 12th we received a response from Mr. LaSota where he reported that his clients were not interested in the offer and that he was not authorized to agree to any changes to the zoning of the site. A copy of the email string of communications with Mr. LaSota is attached at Exhibit D.

Key Issues

Key issues that were identified through the public involvement process included the following:

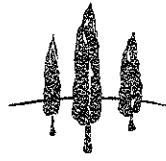
- The proposed development represents a change to the area
- Proposed density is too high – *Our lot count has been reduced from 18 lots to 14 which results in a density of 2.3 units/acre, well within the General Plan range for this site of 1-8 units/acre.*
- Concern for two story homes – *this has been addressed by our commitment to limit homes to 1 story.*
- Drainage issues on Jenan/southeast corner of the property – *this has been addressed by reducing the lot count and expanding the retention areas along Jenan Dr. to address offsite drainage flows in the area.*
- Increased traffic on Jenan – *the traffic study demonstrates that an additional 7 homes will not materially increase traffic on Jenan or 74th Place.*
- Jenan Dr. is under-developed to serve existing traffic – *this has been addressed by proposing to widen Jenan Dr. to provide a pavement section width of 20’*
- Values will be negatively impacted – *Pricing on Camelot’s proposed product will range from \$1.1M to \$1.3M which is substantially greater than values in the immediate or surrounding area.*

Conclusions

After further analyzing the neighborhood input we downsized our plan in September when finalizing our rezoning application by reducing the density to 15 lots. We also 1) added additional drainage retention areas to mitigate the off-site drainage that has plagued this area; 2) added a park/picnic area amenity that could be shared by all neighbors; 3) agreed to limit homes in the project to single story only; 4) agreed to provide a pedestrian key-coded access entry for neighbors; 5) increased the buffered landscape area on Jenan; 6) offered to widen and improve the pavement section on Jenan Dr. to the extent right-of-way is available from Scottsdale Rd to 240’ west of 74th Place; and 7) agreed to bury and /or remove existing power lines that abut the property and neighbors to the South.

In April 2019 our site plan was further modified to reduce the lot count from 15 to 14 lots and to enlarge the retention area and open space on Jenan Dr. This is the site plan that is being presented to the Planning Commission on August 29, 2019

Exhibit A
to Citizen and Neighborhood Involvement
Report



CAMELOT HOMES

Aspire Higher™

February 14, 2017

Dear Neighbor:

Camelot Homes is pleased to announce that we are in escrow to purchase 3 parcels comprising 5.7 acres located south side of Jenan Dr.

As an immediate neighbor to one of the 3 parcels we'd like to invite you to an initial informational meeting on Wednesday, February 28th at 6:30 pm so we can introduce ourselves to you and discuss our proposed plans for the property. The meeting will be held at Holiday Inn Express, located approximately 1 block south of Shea Blvd., east of Scottsdale Rd. on Gold Dust Ave. The address to the Holiday Inn Express is 7350 E Gold Dust Ave, Scottsdale, AZ 85258.

We intend this initial meeting to be just for the immediately adjacent property owners. We plan to have broader neighborhood meetings in the coming weeks as well but wanted to make an initial presentation and get feedback from this neighbor group first.

Camelot Homes is a local, family-owned company. Three generations of the Hancock family have been building luxury home communities in Arizona for over 40 years. We take pride in every home we build and our many national award-winning communities are a testament to our dedication and commitment to excellence. We encourage you to check out our website at www.camelothomes.com or visit our Facebook page at www.facebook.com/CamelotHomesAZ to see more about who we are and to view some of the beautiful homes we build.

We look forward to meeting you on February 28th and sharing our proposed development plans for this site. We value your input. If you're unable to attend this meeting we'd be happy to arrange a separate meeting with you. Please feel free to email me at tomk@camelothomes.com or call 480-367-4316 if you have any questions or would like to arrange an alternate meeting time.

Sincerely,



Thomas Kirk

Chief Operating Officer

6607 North Scottsdale Rd., Suite H-100, Scottsdale, AZ 85250
ph: 480.367.4300 fx: 480.367.4350

www.camelothomes.com

BELKNAP DOUGLAS ALLEN/DANA STAGG
11802 N 74TH PL
SCOTTSDALE, AZ 85260

KOJOUHAROV JORDAN
11818 N 74TH PL
SCOTTSDALE, AZ 85260

WOLFF FAMILY REVOCABLE TRUST
7336 E JENAN DR
SCOTTSDALE, AZ 85260

JXS TRUST
7302 E JENAN DR
SCOTTSDALE, AZ 85260

HALLIE V ADAMS REVOCABLE TRUST
7350 E JENNAN DR
SCOTTSDALE, AZ 85260

SCHROEDER JUDITH/7326 JENAN LLC
12035 N 74TH PL
SCOTTSDALE, AZ 85260

GANGSEI MARK T/KAREN S
7316 E JENAN DR
SCOTTSDALE, AZ 85260

GREY SUSAN
PO BOX 6634
DENVER CO 80206

BROWN LISA ALLISON REVOCABLE TRUST
24 W PASADENA AVE
PHOENIX AZ 85013

NELSON KEVIN PATRICK/BRITTNEY ANNE
7398 E CORTEZ RD
SCOTTSDALE AZ 85260

LANGFORD MARTIN B/LAURIE
7376 E CORTEZ RD
SCOTTSDALE AZ 85260

TATHAM R JOHN/RACHEL L
7352 E CORTEZ RD
SCOTTSDALE AZ 85260

KRAUSE JEFFREY D/KELLY Y
7328 E CORTEZ RD
SCOTTSDALE AZ 85260

LEWIS MICHAEL FRANCIS
7314 E CORTEZ RD
SCOTTSDALE AZ 85260

QUICK CANY M
7419 E JENAN DR
SCOTTSDALE AZ 85260

FALCA TIMOTHY C
7418 E CORTEZ ST
SCOTTSDALE AZ 85260

GRAY DIANE W
7402 E CORTEZ ST
SCOTTSDALE AZ 85260

Neighborhood Meeting - Jenan Property
February 28, 2018

Name	Address	Email	Phone
Hallie Adams	7350 E. Jenan Dr	halleeadamant@gmail.com	
Bruce Adams + Dennis LaChance			
Mild & Kay Reed	7245 E. Jenan Dr	KaymandKac@gmail.com	480-250-6352
Don Schroede	12035 N. 74 th place Scott	Don@SchroedeAssociates.com	480-951-8193
Dave & Jean Wolff	7336 E. Jenan Dr	Don dwolf79@gmail.com	480-239-6997
John Tatham	7352 E. Cortez Rd	Johnjeep@q.com	567x
Kerla Nelson	7398 E. Cortez Rd	kpr@tblaw.com	602-255-6000
Mark & Karen Gangsei	7316 E. Jenan Dr.	kgangsei@cox.net	602-418-6195
Jordan & Theresa Snyder	7302 E. Jenan	thelimb@panix.com	



Jenan Neighborhood Meeting

February 28, 2018



CAMELOT HOMES

Aspire Higher™

Welcome

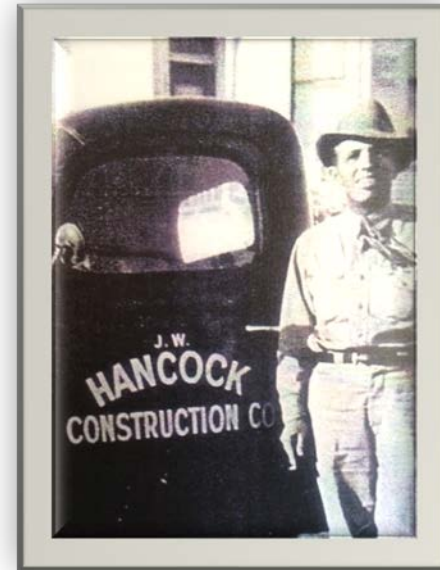
Agenda

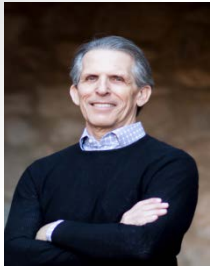
- ❖ Introductions
- ❖ Who is Camelot Homes
- ❖ Project Location map
- ❖ Proposed Development
- ❖ Site Plan and Renderings
- ❖ Questions and Answers



Who is Camelot Homes?

- ❖ Locally owned, family-run homebuilder.
- ❖ Building homes in Arizona since 1969.
- ❖ Founded on the belief that families want designs that
 - ❖ reflect their own unique lifestyle
 - ❖ Have timeless design elements,
 - ❖ Have authentic architecture
 - ❖ Have enduring value.
- ❖ Same values carry on today





Mark Hancock



Julie Hancock

Camelot Today



Cammie Hancock-Beckert



Tom Kirk

- ❖ Now lead by 2nd and 3rd generation of Hancock's
- ❖ Name synonymous with luxury homes
- ❖ A brand people aspire to own
- ❖ Award winning communities
- ❖ Attention to details
- ❖ Highly rated homebuyer experience



Tent Hancock



Chase Hancock



Camelot Homes Scottsdale Communities

❖ McCormick Ranch

❖ McDowell
Mountain Ranch

❖ Grayhawk

❖ DC Ranch

❖ Silverleaf

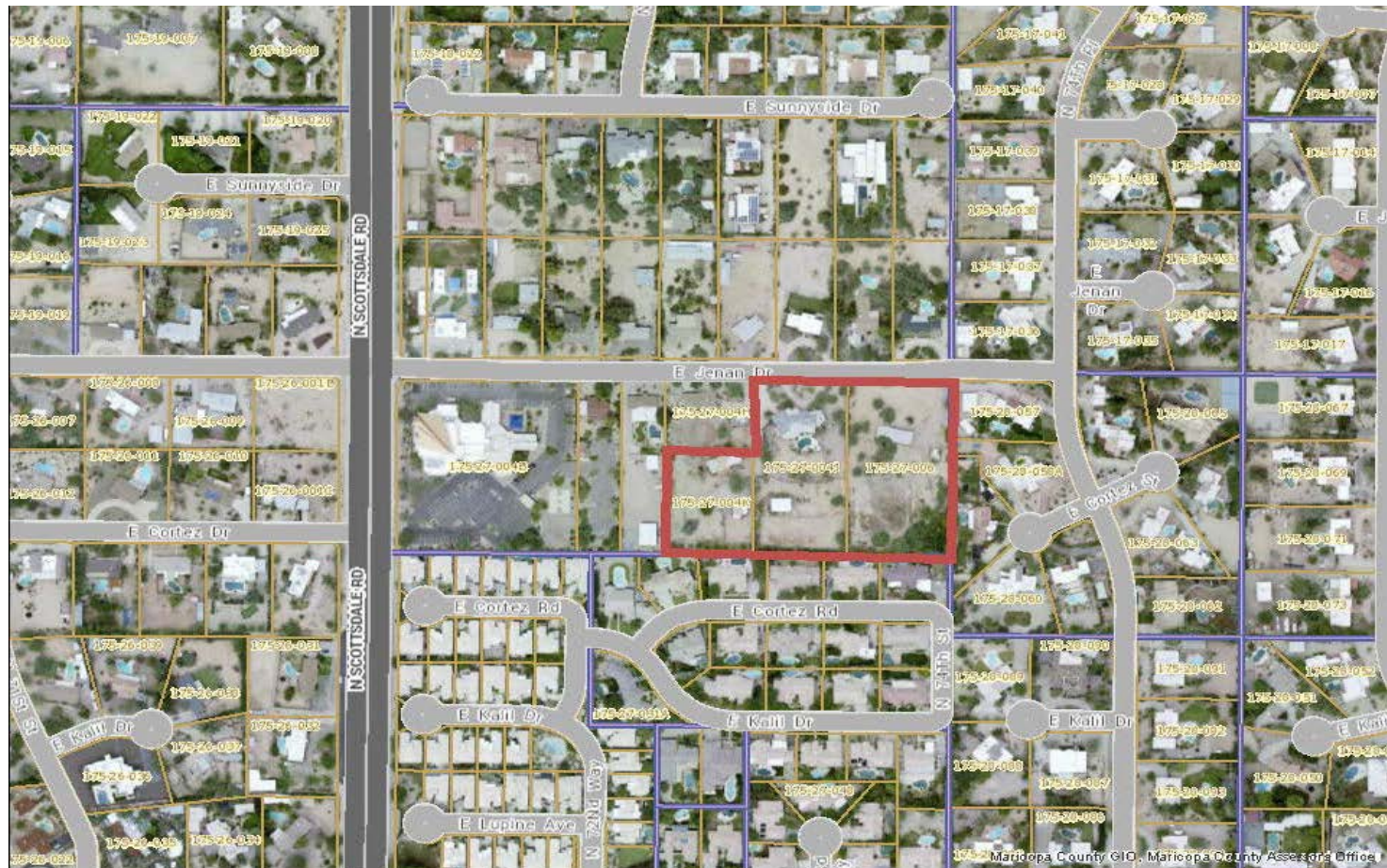
❖ Camelot Reserve

❖ Bocara

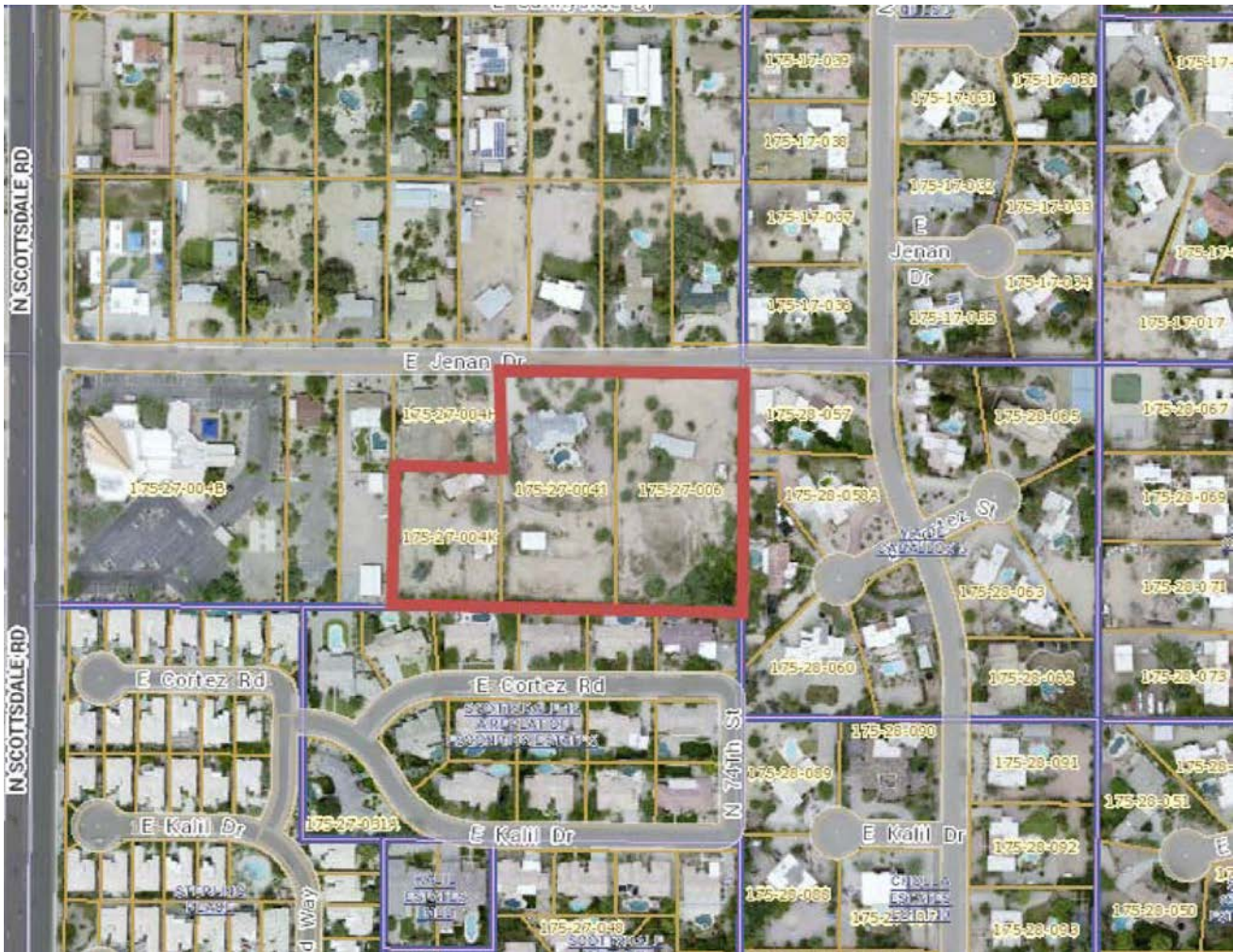
❖ White Horse



Location map



Location map



Property Status

- **Property currently owned by private parties**
- **In escrow w/ Camelot Homes**
- **General Plan calls for Suburban Residential 1-8 unit/acre**
- **Proposing R1-10 Zoning 3.1 units/acre**

Adjacent Use Map



Proposed Development

Zoning	R1-10 PRD
Parcel Size	5.75 acres
Homes	18
Density	3.1 units/acre
Product Mix	3-4 Floor Plans 3,100 – 4,200 Sq. Ft. 3-6 Bedrooms 3-4 Car Garage
Height	30'
Anticipated Price Range*	\$900,000- \$1,000,000

*This is not an offer to sell or lease. No offer to sell or lease may be made and no offer to purchase or lease may be accepted prior to the issuance of the Arizona Department of Real Estate Subdivision Report

Conceptual Site Plan



CONCEPTUAL SITE PLAN
74TH PLACE & JENAN DRIVE | SCOTTSDALE, ARIZONA



Conceptual Entry



Conceptual Designs



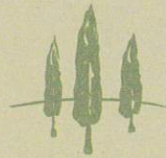
Conceptual Designs



Question and Answer Session



Exhibit B
to Citizen and Neighborhood Involvement
Report



CAMELOT HOMES

Aspire Higher™

May 11, 2018

Dear Neighbor:

Camelot Homes would like to invite you to a neighborhood meeting to discuss a proposed rezoning of three parcels located at 7313, 7315 and 7345 E. Jenan Dr. The meeting will be held on May 24th at 6pm at Starfire Golf Club, located at 11500 N. Hayden Rd., Scottsdale, AZ.

Camelot Homes is in escrow to acquire the properties but does not currently own the properties. The properties are zoned R1-35 and total 5.75 acres. Camelot plans to rezone the property from R1-35 to R1-10 PRD. The General Plan designation for the properties is Suburban Residential which allows for 1-8 units/acre. This proposed development would not require a change to the General Plan. The case number associated with our rezoning request is 175-PA-2018. The City planner assigned to this case is Jesus Murillo. His email is JMurillo@ScottsdaleAz.Gov and his phone number is (480) 312-7849.

Camelot plans to develop a gated neighborhood consisting of 17 ¼ acre lots. Jenan Dr. would be widened to accommodate more than the single lane of pavement that exists today and provide for a large landscape tract buffer on Jenan Dr. in front of the development. A site plan for the proposed development and an exhibit showing the General Plan designation for the area are enclosed with this letter.

For those of you who are not familiar with Camelot Homes, we're a local, family-owned company. Three generations of the Hancock family have been building luxury home communities in Arizona for over 40 years. We take pride in every home we build and our many award-winning communities are a testament to our dedication and commitment to excellence. We encourage you to check out our website at www.camelothomes.com or visit our Facebook page at www.facebook.com/CamelotHomesAZ to see more about who we are and to view some of the beautiful homes we build.

We look forward to meeting you on May 24th and sharing our proposed development plans for this site. We value your input. If you're unable to attend this meeting we'd be happy to arrange a separate meeting with you. Please free to email me at tomk@camelothomes.com or call 480-367-4316 if you have any questions or would like to arrange an alternate meeting time.

Sincerely,

Thomas Kirk
Chief Operating Officer

6607 North Scottsdale Rd., Suite H-100, Scottsdale, AZ 85250
ph: 480.367.4300 fx: 480.367.4350

www.camelothomes.com



JENAN DRIVE

74TH PLACE

PRIVATE STREET

PRIVATE STREET

E. CORTEZ RD.



ILLUSTRATIVE SITE PLAN JENAN DRIVE AND 74TH PLACE

Rural Residential General
Plan < 1 unit/acre

Subject Site

Suburban Residential General
Plan 1-8 units/acre

HILLS JOHN E JR/KATHERINE S TR
7539 E JENAN DR
SCOTTSDALE, AZ 85260

HOLMGREN JAMES BRUCE
11802 N MILLER RD
SCOTTSDALE, AZ 85260

PAGE ANDREW D/JODY L TR
7432 E SUNNYSIDE DR
SCOTTSDALE, AZ 85260

REGAN ENTERPRISES LLC
19575 35TH CT
LAKE OSWEGO, OR 97034

LENZ THOMAS RAYMOND/JUDITH ANNE TR
11835 N 74TH PL
SCOTTSDALE, AZ 85260

LINDA J WASYLENKO TRUST
7434 E JENAN DR
SCOTTSDALE, AZ 85260

IRVIN REMER TRUST
PO BOX 5649
SCOTTSDALE, AZ 85261

WALLACE MATHEW T/APRIL M
7449 E JENAN DR
SCOTTSDALE, AZ 85260

EARLE DEREK E/CHERYL A
7433 E JENAN DR
SCOTTSDALE, AZ 85260

SHABAT MORDECHAI BEN/CHAYA M
11802 N 74TH PL
SCOTTSDALE, AZ 85260

KOJOUHAROV JORDAN
11818 N 74TH PL
SCOTTSDALE, AZ 85260

CHRISTENSEN KELLY A/JULIA L TR
11834 N 74TH PL
SCOTTSDALE, AZ 85260

BRYK RAYMOND/ANGELA R
12002 N 74TH PL
SCOTTSDALE, AZ 85260

MARSHALL BRADLEY D/ALLISON J TR
12018 N 74TH PL
SCOTTSDALE, AZ 85260

WOLFF FAMILY REVOCABLE TRUST
7336 E JENAN DR
SCOTTSDALE, AZ 85260

FD&H JENAN LLC
604 E BALBOA DR
TEMPE, AZ 85282

KOCH JOSHUA
7224 E JENAN DR
SCOTTSDALE, AZ 85260

JXS TRUST
7302 E JENAN DR
SCOTTSDALE, AZ 85260

SHEA CAPITAL LLC
10632 N SCOTTSDALE RD 167
SCOTTSDALE, AZ 85254

BENNETT IAN GEORGE DAVID/SHERYL KAE
7231 E SUNNYSIDE DR
SCOTTSDALE, AZ 85260

HALLIE V ADAMS REVOCABLE TRUST
7350 E JENNAN DR
SCOTTSDALE, AZ 85260

APPLEQUIST INGA MARIA
22458 NICOLAUS AVE
NICOLAUS, CA 95659

DONALD J GOETZ TRUST
7341 E SUNNYSIDE DR
SCOTTSDALE, AZ 85260

WILD DEWEY FAMILY TRUST
7244 E JENAN
SCOTTSDALE, AZ 85260

FD&H JENAN LLC
604 E BALBOA DR
TEMPE, AZ 85282

SCHROEDER JUDITH/7326 JENAN LLC
12035 N 74TH PL
SCOTTSDALE, AZ 85260

GANGSEI MARK T/KAREN S
7316 E JENAN DR
SCOTTSDALE, AZ 85260

ROSENTHAL DAVID
7237 E SUNNYSIDE DR
SCOTTSDALE, AZ 85260

PRUE-DALTON FAMILY TRUST
7303 E SUNNYSIDE DR
SCOTTSDALE, AZ 85260

GAULT JANET M TR
1833 OAKWOOD AVE
GLENDALE, CA 91208

CZERSKI ANDREW
6228 E PERSHING AVE
SCOTTSDALE, AZ 85254

LUE PING-CHANG & CHAO-MEI TR
7221 E SUNNYSIDE DR
SCOTTSDALE, AZ 85260

BHOW MONEESH DEEPAK/AMITI KIRAN
7331 E SUNNYSIDE DR
SCOTTSDALE, AZ 85260

WARTH CRAIG/ANNA
7306 E SUNNYSIDE DR
SCOTTSDALE, AZ 85260

FERRIE EDWARD B TR/ROCHE DARYL F TR
7345 E SIERRA VISTA DR
SCOTTSDALE, AZ 85250

HAYS GREGORY P/TRUDY S
7326 E SUNNYSIDE DR
SCOTTSDALE, AZ 85260

HAXBY JAMES W/SHERRILL L TR
7336 E SUNNYSIDE DR
SCOTTSDALE, AZ 85260

SCHAFFNER CHRISTOPHER A/DEANNA J
7346 E SUNNYSIDE DR
SCOTTSDALE, AZ 85260

QUAN JIMMY TR
2929 E TURNEY AVE
PHOENIX, AZ 85016

COWAN MISTY
11624 N SCOTTSDALE RD
SCOTTSDALE, AZ 85254

RESERVE AT CLOUD NINE LLC
13054 N 14TH WY
PHOENIX, AZ 85022

MALLADI DINKAR/PADMAJA TR
7308 E CHOLLA ST
SCOTTSDALE, AZ 85260

PAK CHONG Y/KIM JULIANE B
7320 E CHOLLA ST
SCOTTSDALE, AZ 85260

NORTH SCOTTSDALE UNITED METHODIST CH INC
11735 N SCOTTSDALE RD
SCOTTSDALE, AZ 85260

REED MICHAEL H & KAY L
7245 E JENAN DR
SCOTTSDALE, AZ 85260

NORTH SCOTTSDALE UNITED METHODIST
CHURCH
11735 N SCOTTSDALE RD
SCOTTSDALE, AZ 85260

GREY SUSAN
PO BOX 6634
DENVER, CO 80206

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7315 E JENAN DR
SCOTTSDALE, AZ 85260

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24 W PASADENA AVE
PHOENIX, AZ 85013

WINN ALBERT L/KATHLEEN A
3803 E FLOSSMOOR CIR
MESA, AZ 85206

NELSON KEVIN PATRICK/BRITTNEY ANNE
7398 E CORTEZ RD
SCOTTSDALE, AZ 85260

LANGFORD MARTIN B/LAURIE
7376 E CORTEZ RD
SCOTTSDALE, AZ 85260

TATHAM R JOHN/RACHEL L
7352 E CORTEZ RD
SCOTTSDALE, AZ 85260

KRAUSE JEFFREY D/KELLY Y
7328 E CORTEZ RD
SCOTTSDALE, AZ 85260

LEWIS MICHAEL FRANCIS
7314 E CORTEZ RD
SCOTTSDALE, AZ 85260

ANGULO-KOWAL 2017 FAMILY TRUST
7302 E CORTEZ RD
SCOTTSDALE, AZ 85260

KLAUSNER FAMILY TRUST
7301 E KALIL DR
SCOTTSDALE, AZ 85260

ROSENWALD PETERS FAMILY TRUST
7303 E CORTEZ DR
SCOTTSDALE, AZ 85260

HUDSPETH RICHARD B
7327 E CORTEZ RD
SCOTTSDALE, AZ 85260-5432

LOREN AND KIMBERLY CHEA LIVING TRUST
7351 E CORTEZ RD
SCOTTSDALE, AZ 85260

KIRKE JEFFREY J/STEPHANIE K
7375 E CORTEZ
SCOTTSDALE, AZ 85260

SCOTT RICHARD E/KRISTIN L TR
7399 E CORTEZ RD
SCOTTSDALE, AZ 85260

JAMES C SEVERANCE TRUST
7396 E KALIL DR
SCOTTSDALE, AZ 85260

MARVIN JOY D/SZYMANSKI JAMES
7372 E KALIL DR
SCOTTSDALE, AZ 85260

KUSTER DANIEL H/MARY L
7348 E KALIL
SCOTTSDALE, AZ 85260

KUTZ FAMILY TRUST
7324 E KALIL DR
SCOTTSDALE, AZ 85260

BYARS ROBERT W/HILL-BYARS VENETIA
7331 E KALIL DR
SCOTTSDALE, AZ 85260

KHAN GHULAM M/FARHA N
7353 E KALIL DR
SCOTTSDALE, AZ 85260

KIMMEL FAMILY TRUST
7375 E KALIL DR
SCOTTSDALE, AZ 85260

AMIREH SAMI H/SUHA
7397 E KALIL DR
SCOTTSDALE, AZ 85260

BOGACZ FRANK J/PATRICIA M
7376 E CHOLLA
SCOTTSDALE, AZ 85260

BAUER SPOMENKO/MIRELLA TR
11409 N 73RD WAY
SCOTTSDALE, AZ 85260

DIRK AND AMY LEVERANT FAMILY TRUST
11435 N 73RD WY
SCOTTSDALE, AZ 85260

OWENS DAVID T/LISA E
11466 N 73RD WY
SCOTTSDALE, AZ 85260

KYPRIANOU ANDREAS C/HSIAO-KYPRIANOU
CHIH-WEN
11440 N 73RD WY
SCOTTSDALE, AZ 85258

HENK DEWAARD AND MEI-YING LI FAMILY REV TR
11414 N 73RD WY
SCOTTSDALE, AZ 85260

CHARLES J NOCHUMSON FAMILY TRUST
11477 N 72ND WY
SCOTTSDALE, AZ 85260

SELBY TODD J/JESSICA E
7265 E LUPINE AVE
SCOTTSDALE, AZ 85260

MOORE SIDNEY/CAREEN
12032 LAKE ERIE WAY SE
CALGARY AB
CANADA T2J2M1

ODAY BONNIE J TR/LARSON MARILYN R TR
7238 E LUPINE AVE
SCOTTSDALE, AZ 85260

FLORCZAK RALPH C/DIANE R
7246 E LUPINE AVE
SCOTTSDALE, AZ 85260

KAPLAN HEIDI L/PERLMUPTER DANIEL A
7254 E LUPINE AVE
SCOTTSDALE, AZ 85260

SHORE MARK S/JAN P
7262 E LUPINE AVE
SCOTTSDALE, AZ 85260

CHEN GLORIA HUANG
7270 E LUPINE AVE
SCOTTSDALE, AZ 85260

CAROLYN JEAN PARKER REVOCABLE TRUST I
7247 E KALIL DR
SCOTTSDALE, AZ 85260

HAY-TIPP ARIZONA REAL ESTATE REVOCABLE TRUST
7239 EAST KALIL DR
SCOTTSDALE, AZ 85260

GREGORY MICHAEL A
7231 E KALIL DR
SCOTTSDALE, AZ 85260

KARCH BARBARA E
7223 E KALIL DR
SCOTTSDALE, AZ 85260

BOMAN DARIUS/ANNE L
7215 E KALIL DR
SCOTTSDALE, AZ 85260

FIGUEROA JOSE R/LIZARRAGA MARIA A
670 N SIERRA AVENUE APT 3
NOGALES, AZ 85621

AKHAVAN MANSOUR/MEHRI
7224 E KALIL DR
SCOTTSDALE, AZ 85260

RUBENSTEIN FAMILY PARTNERSHIP
7232 E KALIL DR
SCOTTSDALE, AZ 85260

ELEANOR K FROST LIVING TRUST
7240 E KALIL DR
SCOTTSDALE, AZ 85260

WALKER KEITH G/MAXINE E
7248 KALIL DR
SCOTTSDALE, AZ 85260

TAKIGUCHI KAZUKO TR
7256 KALIL DR
SCOTTSDALE, AZ 85260

ZHANG YONG-HANG/SHUAI ZHIRUO
7259 CORTEZ DR
SCOTTSDALE, AZ 85260

CASPARI PETER L/ISABELLE TR
7251 E CORTEZ RD
SCOTTSDALE, AZ 85260

SILVERMAN STANLEY MARTIN/TRUDY D TR
7243 E CORTEZ RD
SCOTTSDALE, AZ 85260

CHAWLA DAVINDER K
7235 E CORTEZ RD
SCOTTSDALE, AZ 85260

BAGAI RAMESH/DEEPA/RAJESH
7227 EAST CORTEZ ROAD
SCOTTSDALE, AZ 85260

HERNANDEZ KATHRYN M/DOMINGO G
13982 W DESERT COVE RD
SURPRISE, AZ 85379

LAUREL L MILLER FAMILY LIVING TRUST
7218 E CORTEZ RD
SCOTTSDALE, AZ 85260

BREGER KEVIN/JACQUELINE S
7226 E CORTEZ RD
SCOTTSDALE, AZ 85260

FRY CLIFFORD R/JANICE D
7234 CORTEZ RD
SCOTTSDALE, AZ 85260

TRAVIS TIMOTHY
7242 E CORTEZ RD
SCOTTSDALE, AZ 85260

LEVINE VICTORIA S/JOSEPH JEAN
7250 E CORTEZ RD
SCOTTSDALE, AZ 85260

7258 E CORTEZ LLC
6501 E GREENWAY STE 103-195
SCOTTSDALE, AZ 85254

BUBEAR FAMILY TRUST
7906 TURNCREST DR
POTOMAC, MD 20854

SHAMROCK DESERT PROPERTIES LLC
1701 WHISTLEPIG LN
BROOMFIELD, CO 80020

DEVOST JOANNE M/GREENE TREVOR D G
9178-162A STREET
SURREY, BC
CANADA V4N5S4

SPEROS SURVIVORS TRUST
11485 N 72ND WAY
SCOTTSDALE, AZ 85260

SPEROS CHARLES J/LYNN D TR
8070 E MORGAN TR UNIT 210
SCOTTSDALE, AZ 85258

STERLING PLACE COMMUNITY ASSOCIATION
1600 W BROADWAY RD UNIT 200
TEMPE, AZ 85282

STERLING PLACE COMMUNITY ASSOCIATION
PO BOX 73259
PHOENIX, AZ 85050

STERLING PLACE COMMUNITY ASSOCIATION
PO BOX 73259
PHOENIX, AZ 85050

STERLING PLACE COMMUNITY ASSOCIATION
PO BOX 73259
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PO BOX 73259
PHOENIX, AZ 85050

STERLING PLACE COMMUNITY ASSOCIATION
PO BOX 73259
PHOENIX, AZ 85050

SCOTTSDALE SIXTEEN HOA
7300 E CORTEZ RD
SCOTTSDALE, AZ 85260

SWANICK JAMES M
921 SOUTHWOOD DR
FARGO, ND 58103

BEAN TERRY ALLAN/JANIS MARIE
433 BUTCHART DR
EDMONTON AB
CANADA T6R1Z5

SCOTTSDALE SIXTEEN HOA
7300 E CORTEZ RD
SCOTTSDALE, AZ 85260

DI PIAZZA ANTHONY R/CYNTHIA L TR
7532 E KALIL CIR
SCOTTSDALE, AZ 85260

ANTHONY PAUL FELLNER AND PEGGY ANN WHITE TR
11448 N MILLER RD
SCOTTSDALE, AZ 85260-5454

QUICK CANY M
7419 E JENAN DR
SCOTTSDALE, AZ 85260

FALCA TIMOTHY C
7418 E CORTEZ ST
SCOTTSDALE, AZ 85260

GRAY DIANE W
7402 E CORTEZ ST
SCOTTSDALE, AZ 85260

GINCH FAMILY TRUST
7401 E CORTEZ ST
SCOTTSDALE, AZ 85260

Longbottom Valerie L/Joshua D
7417 E CORTEZ
SCOTTSDALE, AZ 85260

HORN FAMILY TRUST
11601 N 74TH PL
SCOTTSDALE, AZ 85260

HARDY FAMILY TRUST
7431 E CORTEZ ST
SCOTTSDALE, AZ 85260

HART LUKE/MURDOCK MARCIE
7447 E CORTEZ
SCOTTSDALE, AZ 85260

WEINSTEIN BRUCE/JENNIFER
14500 N NORTHSIGHT BLVD STE 101
SCOTTSDALE, AZ 85260-3659

JOHNSON BRETT/HEATHER
7432 E CORTEZ ST
SCOTTSDALE, AZ 85260

WHITLEY FAMILY TRUST
11648 N MILLER RD
SCOTTSDALE, AZ 85260

WECHSLER HELENE
11632 N MILLER RD
SCOTTSDALE, AZ 85254

PALMER JEANNE/JASON E
11616 N MILLER RD
SCOTTSDALE, AZ 85260

THOMAS J GOTTSACKER REVOCABLE TRUST
11600 N MILLER RD
SCOTTSDALE, AZ 85260

JAUHAR AKASH/KATIC-JAUHAR SANJA
7402 E CHOLLA STREET
SCOTTSDALE, AZ 85260

WOLEVER MARTI LEE
7418 E CHOLLA ST
SCOTTSDALE, AZ 85260

ASHLEY FAMILY TRUST
7417 E KALIL DR
SCOTTSDALE, AZ 85260

SCHMIDT GERALD M/MARCIA A
7401 E KALIL DR
SCOTTSDALE, AZ 85260

GREGORY M CROW AND GAIL M CROW TRUST
7402 E KALIL DR
SCOTTSDALE, AZ 85260

SEMRO RYAN K/RACHEL E
7418 E KALIL DR
SCOTTSDALE, AZ 85260

GENDREAU DAVID C/MARY C TR
11449 N 74TH PL
SCOTTSDALE, AZ 85260

RYAN DANIEL F/MARY L TR
11433 N 74TH PL
SCOTTSDALE, AZ 85260

CARLIER JOHN S/ANNE-MARIE TR
11417 N 74TH PL
SCOTTSDALE, AZ 85260

Annette Petrillo
1169 E. Clovefield Street
Gilbert, AZ 85298

Audry Villaverde
Withey Morris, PLC
2525 E. Arizona Biltmore Circle; Suite A-212
Phoenix, AZ 85016

Chris Schaffner
7346 E. Sunnyside Dr.
Scottsdale, AZ 85260

Dan Sommer
12005 N 84th Street
Scottsdale, AZ 85260

David G. Gulino
7525 E. Camelback Road, Suite 104
Scottsdale, AZ 85251

Dr. Sonnie Kirtley
COGS
8507 East Highland Avenue
Scottsdale, AZ 85251

Ed Toschik, President
7657 E Mariposa Grande Dr
Scottsdale, AZ 85255

Guy Phillips
7131 E. Cholla St.
Scottsdale, AZ 85254

Jim Funk
Gainey Ranch Community Association
7720 Gainey Ranch Road
Scottsdale, AZ 85258

Jim Haxby
7336 E. Sunnyside Dr.
Scottsdale, AZ 85260

John Berry/Michele Hammond
Berry Riddell, LLC
6750 E Camelback Rd, Ste 100
Scottsdale, AZ 85251

John Washington
3518 N Cambers Court
Scottsdale, AZ 85251

Leon Spiro
7814 E Oberlin Way
Scottsdale, AZ 85266

Linda Whitehead
9681 E Chuckwagon Lane
Scottsdale, AZ 85262

Lori Haye
P.O. Box 426
Cave Creek, AZ 85327

Maricopa County Superintendent of Schools
4041 N. Central Avenue Suite 1200
Phoenix, AZ 85012

Mike McNeal, Supervisor
AT&T
1231 W. University Drive
Mesa, AZ 85201

Planning & Engineering Section Manager
Arizona State Land Department
1616 W. Adams Street
Phoenix, AZ 85007

Project Management
Arizona Department of Transportation
205 S. 17th Avenue MD 6012E
Phoenix, AZ 85007

Randall P. Brown
Spring Creek Development
7134 E. Stetson Drive; Suite 400
Scottsdale, AZ 85251

Richard Turner, Planning and Zoning
Administrator
Town of Fountain Hills
16705 E. Avenue of the Fountains
Fountain Hills, AZ 85268

Sherry Wagner/Right-of-Way Technician, SR.
Mail Station PAB348
P.O. Box 52025
Phoenix, AZ 85072

Withey Morris, PLC
2525 E. Arizona Biltmore Circle; Suite A-212
Phoenix, AZ 85016

Gammage & Burnham, PLC
2 N. Central Avenue, 15th Floor
Phoenix, AZ 85004

Arizona Commerce Authority
333 N. Central Avenue, Suite 1900
Phoenix, AZ 85004

Paradise Valley Unified School District
15002 N. 32nd Street
Phoenix, AZ 85032

Granite Reef Neighborhood Resource Center
1700 N Granite Reef Road
Scottsdale, AZ 85257

Southwest Gas Corporation
2200 N. Central Avenue Ste 101
Phoenix, AZ 85004

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Neighborhood Meeting - Jenan Property

May 24, 2018

Name	Address	Email	Phone
Cary Quick	7419 E JENAN DR	QUICKCARY@HOTMAIL.COM	480-423-9045
Jeff Krause	7328 E CORTAZ Rd	Jdkrtg@me.com	480-778-1502
Hallie Adams	7350 E. Jenan Dr	hallieadams1@gmail.com	480-399-7094
Jim & Sher Harby	7336 E Sonny Side Dr	chxby@cox.net	480 991-7768
Kelly Wickert	335 Ski Way #316, Incline ^{Village}	Jane Gofferga/4@hotmail	916-932-3292
Michael + Beverly Ashley	7417 E Kali Ln Scottsdale 85260	crostics@msn.com	480 9514861
Paul & Shari Stachura	10401 N 74th Place, Scottsdale 85260	PAULSTJ@COX.NET	

Neighborhood Meeting - Jenan Property

May 24, 2018

Name	Address	Email	Phone
Dave Wolff	7335 E Jenan Dr	dwofff29@gmail.com	480-239-6997
Mike & Kay Reed	7245 E. Jenan Dr	Kaymardkac@gmail.com	480-229-4718
Mark & Lorna HARDY	7431 E. CORTEZ ST.	mark.hardy@cox.net	480-451-7771
Mark & Karen Gangsei	7316 E. Jenan Dr.	kgangsei@cox.net	602-418-6195
Judy + Tom Lenz	11835 N. 74th Pl.	lenz2@cox.net	480-948-8460
Andy + Abby Page	7430 E. Sunnyside Dr	abbykaypage@cox.net	602-613-0919
Brad & Allison Marshall	12018 N. 74th Pl	gd2garder@yahoo.com	602-469-0586

Neighborhood Meeting - Jenan Property

May 24, 2018

Name	Address	Email	Phone
JORDAN KOJONHAROV	11818 N 24 th Pl 85260	JORDAN @ KOJONHAROV.COM	208-660-5190
LAUREN GREY	7309 JENAN	ims.lgrey@gmail.com	928-415-1575
Diane Gray	1402 E. Cortez St	arizonaladydiane@aol.com	480-948-8485
Krista Scott	7349 E. Cortez Rd.	Krisscottaz@gmail.com	602-625-8091
Ray + Angela Bryk	12002 N 74 th Place	raybryk@gmail.com	602-721-2287

Neighborhood Meeting - Jenan Property
May 24, 2018

Name	Address	Email	Phone
Stephane Kurke	7375 E Cortez Rd Scottsdale AZ 85260	SKurke2@cox.net	
Valerie & Josh Longbottom	7417 E. Cortez St. 85260	Joshlongbottom@gmail.com	
Chris Schaffner	7346 E. Sunnyside Dr. 85260	ChrisSchaffner@gmail.com	
Tom Purzak	12034 N. 74 TH PL 85260	TPURZAK@gmail.com	
Mark Wasylenko	7434 E JENAN DR 85260	MARK.WASYLENKO@gmail.com	

Neighborhood Meeting - Jenan Property

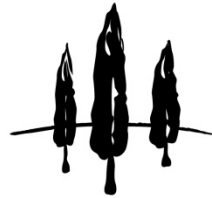
May 24, 2018

Name	Address	Email	Phone
Josh Koch	7224 E Jenan Dr	JKoch-12@hotmail.com	602-425-2007
Greg & Gail Crow	7402 E. Kalil Dr	worcgg@gmail.com	480-540-7480
WILL PRUE	7303 E SUNNYSIDE DR	will.prue@cox.net	202-494-8209



Jenan Neighborhood Meeting

May 24, 2018



CAMELOT HOMES

Aspire Higher™

Welcome

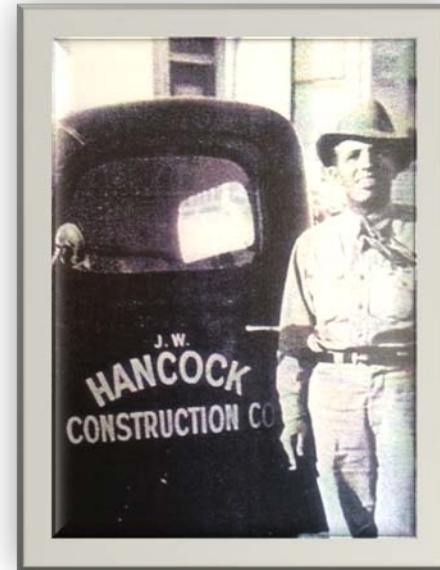
Agenda

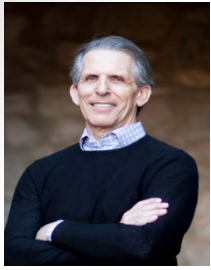
- ❖ Introductions
- ❖ Who is Camelot Homes
- ❖ Project Location map
- ❖ Proposed Development
- ❖ Site Plan and Renderings
- ❖ Questions and Answers



Who is Camelot Homes?

- ❖ Locally owned, family-run homebuilder.
- ❖ Building homes in Arizona since 1969.
- ❖ Founded on the belief that families want designs that
 - ❖ reflect their own unique lifestyle
 - ❖ Have timeless design elements,
 - ❖ Have authentic architecture
 - ❖ Have enduring value.
- ❖ Same values carry on today





Mark Hancock



Julie Hancock

Camelot Today



Cammie Hancock-Beckert



Tom Kirk

- ❖ Now lead by 2nd and 3rd generation of Hancock's
- ❖ Name synonymous with luxury homes
- ❖ A brand people aspire to own
- ❖ Award winning communities
- ❖ Attention to details
- ❖ Highly rated homebuyer experience



Tent Hancock



Chase Hancock



Camelot Homes Scottsdale Communities

❖ McCormick Ranch

❖ McDowell
Mountain Ranch

❖ Grayhawk

❖ DC Ranch

❖ Silverleaf

❖ Camelot Reserve

❖ Bocara

❖ White Horse



Location map



Property Status

- **Property currently owned by private parties**
- **In escrow w/ Camelot Homes**
- **General Plan calls for Suburban Residential 1-8 unit/acre**
- **Proposing R1-10 Zoning 2.9 units/acre**

Adjacent Use Map



Proposed Development

Zoning	R1-10 PRD
Parcel Size	5.75 acres
Homes	17
Density	2.9 units/acre
Product Mix	3-4 Floor Plans 3,100 – 4,200 Sq. Ft. 3-6 Bedrooms 3-4 Car Garage
Height	Single Story
Anticipated Price Range*	\$900,000- \$1,000,000

*This is not an offer to sell or lease. No offer to sell or lease may be made and no offer to purchase or lease may be accepted prior to the issuance of the Arizona Department of Real Estate Subdivision Report

Conceptual Site Plan



ILLUSTRATIVE SITE PLAN
JENAN DRIVE AND 74TH PLACE

collectiV



Conceptual Entry



ENTRY GATE
JENAN DRIVE AND 74TH PLACE

Conceptual Designs



Conceptual Designs



Question and Answer Session



Exhibit C
to Citizen and Neighborhood
Involvement
Report

Tom Kirk

From: Quick Machinery Sales <sales@qmsused.com>
Sent: Friday, May 11, 2018 10:21 AM
To: Tom Kirk
Subject: OBJECTIONS TO BUILD
Attachments: CARYScan.pdf; CARY.pdf

Thomas,

I hope you are well. Please find a couple of PDF files attached. They depict signed petitions/signed letter of objections to the proposed plan of Camelot homes to build on the South side of Jenan. Tom WE don't want this. I have spoken also with a couple of people behind the southern wall (what I call sweet 16 Tommy Cavanaugh), which signed the petition as well, with others ready to sign. but time ran out and was not able to get the their signatures. I hope this at least makes you and Camelot homes aware of our position, and to consider our heartfelt desires and objections not build in our quiet neighborhood.

Sincerely,
Cary Quick

14770 North 78th Way, Suite B
Scottsdale, AZ 85260
(480) 423-9045
sales@qmsused.com



Quick Machinery Sales | 14770 North 78th Way Suite B | Scottsdale AZ 85260
P (480) 423-9045 | F (480) 423-9046 | sales@QMSused.com

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WE THE BELOW SIGNED PROPERTY OWNERS OBJECT TO THE PROPOSED PLAN OF CAMELOT HOMES BUILDING 18 HOMES ON 3 PARCELS COMPRISING 5.7 ACRES... WE ALL LIVE WITHIN 700 FEET OF THE PROPOSED PLAN BY THE BUILDER CAMELOT HOMES TO BUILD ON THE SOUTH SIDE OF THE 7300 BLOCK OF JENAN DR. IN SCOTTSDALE. WE ARE NOT IN FAVOR OF CHANGING OUR CURRENT R 1 35 ZONING REGULATIONS. WE WANT TO MAINTAIN THE CURRENT ZONING CODE OF A MINIMUM OF 3/4 OF AN ACRE OF WHICH TO LIVE AND BUILD. WE ENJOY OUR QUIET NEIGHBORHOOD WITH IT'S LITTLE QUAINT ROAD JENAN, THAT ADDS TO THE CHARACTER WE HAVE ALL BECOME ACCUSTOMED TO AND ENJOY. WE ENJOY THE PEACE AND QUIET OF OUR NEIGHBORHOOD. ALL THIS WOULD BE LOST WITH THIS PROPOSED HIGH DENSITY DEVELOPMENT, NOT TO MENTION THE INCREASED TRAFFIC WE WOULD HAVE TO ENDURE. IT IS BAD ENOUGH THAT PEOPLE USE JENAN FOR ALTERNATIVE TRAFFIC ROUTES, AND DESTINATIONS. WE WOULD ALL LIKE TO SEE OUR CURRENT ZONING REGULATIONS UPHELD. THERE ARE OTHER BUYERS INTERESTED IN THIS PROPERTY WHO WOULD HONOR THE CURRENT ZONING REGULATIONS. WE DO NOT HAVE TO SETTLE FOR TWO STORY HOUSES PEERING INTO OUR BACKYARDS. WE ALL TRUST THAT THE CITY OF SCOTTSDALE WILL DENY THEIR REQUEST FOR ZONING CHANGES.

THANK YOU.

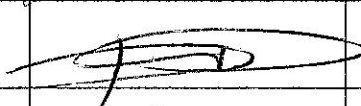
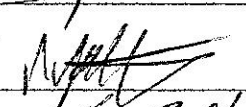
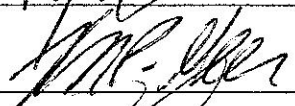
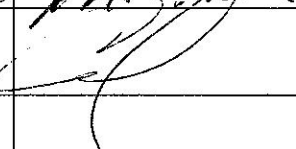
RESPECTFULLY SUBMITTED BY NEIGHBORS WHO CARE.

Name	Property	Signature	Date
Diane Gray	7402 E. Cortez	Diane Gray	5/5/2018
Barry Gindt	7401 E Cortez	Barry	5/5/2018
Josh Low	7417 E. Cortez		5/5/2018
Dave Wolff	7336 E. Jenan	Dave Wolff	5/5/18
EVAN JONES	7326 E. Jenan	Evan Jones	5/5/18
Kay Reed	7245 E. Jenan	Kay Reed	5-5-18
Trina Falca	7418 E. Cortez St	Trina Falca	5-5-18

WE THE BELOW SIGNED PROPERTY OWNERS OBJECT TO THE PROPOSED PLAN OF CAMELOT HOMES BUILDING 18 HOMES ON 3 PARCELS COMPRISING 5.7 ACRES... WE ALL LIVE WITHIN 700 FEET OF THE PROPOSED PLAN BY THE BUILDER CAMELOT HOMES TO BUILD ON THE SOUTH SIDE OF THE 7300 BLOCK OF JENAN DR. IN SCOTTSDALE. WE ARE NOT IN FAVOR OF CHANGING OUR CURRENT R 1 35 ZONING REGULATIONS. WE WANT TO MAINTAIN THE CURRENT ZONING CODE OF A MINIMUM OF 3/4 OF AN ACRE OF WHICH TO LIVE AND BUILD. WE ENJOY OUR QUIET NEIGHBORHOOD WITH IT'S LITTLE QUAINT ROAD JENAN, THAT ADDS TO THE CHARACTER WE HAVE ALL BECOME ACCUSTOMED TO AND ENJOY. WE ENJOY THE PEACE AND QUIET OF OUR NEIGHBORHOOD. ALL THIS WOULD BE LOST WITH THIS PROPOSED HIGH DENSITY DEVELOPMENT, NOT TO MENTION THE INCREASED TRAFFIC WE WOULD HAVE TO ENDURE. IT IS BAD ENOUGH THAT PEOPLE USE JENAN FOR ALTERNATIVE TRAFFIC ROUTES, AND DESTINATIONS. WE WOULD ALL LIKE TO SEE OUR CURRENT ZONING REGULATIONS UPHELD. THERE ARE OTHER BUYERS INTERESTED IN THIS PROPERTY WHO WOULD HONOR THE CURRENT ZONING REGULATIONS. WE DO NOT HAVE TO SETTLE FOR TWO STORY HOUSES PEERING INTO OUR BACKYARDS. WE ALL TRUST THAT THE CITY OF SCOTTSDALE WILL DENY THEIR REQUEST FOR ZONING CHANGES.

THANK YOU.

RESPECTFULLY SUBMITTED BY NEIGHBORS WHO CARE.

Name	Property	Signature	Date
Hellie Adams	7350 E. Jenan	Hellie Adams	5/4/18
mordechai BenShabat	11802 N. 74th PL.		5/6/18
Richard John Tatham	7352 E. Cortez RD		5/6/18
Kevin Nelson	7348 E. Cortez RD Scottsdale, AZ 85260		5/6/18
Cary Glick	7419 E JENAN SCOTTSDALE AZ 85260		5/11/18

Tom Kirk

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Wednesday, May 16, 2018 5:01 PM
To: Tom Kirk
Subject: FW: Case #175-PA-2018
Attachments: Camelot Homes letter 05.16.2018.pdf

FYI

From: Scott Crozier <scott@pcentaz.com>
Sent: Wednesday, May 16, 2018 3:58 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Cc: Cheri Crozier (crozierweb@cox.net) <crozierweb@cox.net>
Subject: Case #175-PA-2018

I am totally 100% opposed to this proposal. This is in no way consistent of our neighborhood. The amount of traffic that goes through our neighborhood due to the school on Jenan is bad enough. I can't imagine what 17 additional homes is an area that should be 3 homes would do to our neighborhood and the value of our homes.

Scott Crozier
7448 E Sunnyside Dr
Scottsdale, AZ 85260

Tom Kirk

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Wednesday, May 16, 2018 6:21 PM
To: Tom Kirk
Subject: FW: 175PA2018

FYI

-----Original Message-----

From: Janice Crozier <janicemcrozier@gmail.com>
Sent: Wednesday, May 16, 2018 6:10 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: 175PA2018

I am writing you in regard to the attempt to build 17 homes on Jenan between 74th Place and Scottsdale Road. I can not imagine how anyone would allow so many homes to be built on Jenan with the only access being a neighborhood street, that being North 74th Place and the other access being Scottsdale Road. We have enough problems with cars racing down our street during rush hour to miss the intersection of Cactus and Scottsdale Road. There is also the issue of the physical condition of the Jenan. Why has the street been so unattended all of these years? Even adding two or three homes on this street would add unreasonable traffic to our street. Please do not allow this to happen.

Thank You, Janice Crozier

Sent from my iPhone

Tom Kirk

From: Barbara <bmhallum@gmail.com>
Sent: Wednesday, May 16, 2018 6:33 PM
To: Tom Kirk
Subject: Proposed Jenan development

We received your letter with the information on the proposed new home development. As a native Arizona, I am delighted a great Arizona company will be making this happen. We live at 7327 E Cortez Rd. in the Scottsdale Sixteen development

We are supportive and wish you the best of the luck in this project.

--

Barbara McKay Hallum
Richard Hudspeth

Tom Kirk

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Wednesday, May 16, 2018 6:00 PM
To: Tom Kirk
Subject: FW: Case #175-PA-2018

FYI

-----Original Message-----

From: Anne-Marie Carlier <acarlier@cox.net>
Sent: Wednesday, May 16, 2018 5:53 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Case #175-PA-2018

Dear Mr. Murillo,

My hope is that as a Scottsdale city official your desire would be to improve property values and the reputation of quiet family neighborhoods. This proposal by Camelot Homes would be a blight on our neighborhood. The amount of traffic so many homes would add to a very rural street, with no sidewalks or street lights and barely enough room for two cars to pass each other, would be a frustration at the least and dangerous at worst. People here walk dogs, push strollers, ride horses and bikes along the sides of the streets well into the evening enjoying the quiet and lack of traffic. Please respect the quiet family atmosphere of our neighborhood and do not allow the horrible disruption of a condensed subdivision. Thank you for your consideration.

Sincerely
Anne-Marie Carlier
11417 North 74th Place
Scottsdale, AZ 85260

Tom Kirk

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Thursday, May 17, 2018 1:17 PM
To: Tom Kirk
Subject: FW: Case Number: 175-PA-2018

FYI

From: Josh Longbottom <joshlongbottom@gmail.com>
Sent: Thursday, May 17, 2018 12:31 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Cc: Valerie Longbottom <vallongbottom@gmail.com>
Subject: Case Number: 175-PA-2018

Dear Mr. Murillo,

I am writing to oppose the re-zoning of the parcels on Jenan drive per case number 175-PA-2018. Adding 17 homes where there are currently only 3 would negatively impact the quality of life for all surrounding lots.

Sincerely,
Josh Longbottom
7417 E. Cortez Street
Scottsdale, AZ 85260.

Tom Kirk

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Friday, May 18, 2018 4:54 PM
To: Tom Kirk
Subject: FW: About the Camelot Homes Plan to rezone

From: arizonaladydiane@aol.com <arizonaladydiane@aol.com>
Sent: Friday, May 18, 2018 11:24 AM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: About the Camelot Homes Plan to rezone

Dear Jesus,

I am one of ALL of the residents that surround the proposed rezoning request of Camelot Homes. NONE of us are in favor of turning this parcel of land into DENSITY. There are other buyers interested in this parcel now that it is being properly marketed. We do not have to try to JAM this huge amount of homes on this proposed site some of them being two story. The zoning request is 175-PA-2018. Please join with us in keeping our Neighborhood on Jenan large R1-35 and not allowing this money bags big time builder to smooze his way and change zoning.

I spoke with Kieth Niederer and corresponded with him by email too and he was so nice and informative. He assured me that we would be heard.

I am asking the City of Scottsdale to stand behind it's residents as I have lived here since 1974 as have many of the people that signed the objection letter. I have not found ONE person who is in favor of this development coming to our quiet neighborhood.

I put together the objection letter and it will be going out today. It is signed by ALL of the neighbors. This is not something we want in our neighborhood.

Sincerely,
Diane Gray

Tom Kirk

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Friday, May 18, 2018 4:55 PM
To: Tom Kirk
Subject: FW: Case # 175-PA-22018

FYI

From: Dan Ryan <camlo4@cox.net>
Sent: Thursday, May 17, 2018 9:37 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Cc: am@carlier.com
Subject: Case # 175-PA-22018

Mr Murillo,

I imagine by now you have been deluged with objections from my fellow homeowners about the Camelot Homes proposal on E Jenan Drive. I am the original owner of my home since 1979 and have thoroughly enjoyed the neighborhood as we raised our two children. The neighborhood has a certain character brought about by the lack of traffic and noise, the well tended 1 acre lots and the sense of calmness. There is a quiet family atmosphere enjoyed by our neighbors and friends that keeps us here to enjoy the blessing of living in Scottsdale. Jim and Joann Lane live a few blocks over and can attest to the benefits of living off the beaten track. Herb Drinkwater loved it so much that he lived directly west across Scottsdale Road for years.

What this Camelot proposal is doing is turning all of this on its ear and destroying forever the cherished character of our community. I can think of no one in our community who would think that high density housing, excessive traffic, danger to pedestrians, increased demand on Scottsdale schools and decreased property values are a smashing idea and that we would all benefit from having all of the above. This is not the place for this project and surely this will not be Camelot for any of us.

I strongly object to this proposed rezoning to R1-10 PRD and urge you to listen to the people who live here and whom you represent. How about the Hancock family building two luxury homes for which they are famous and perhaps living in one of them to experience what we have and want to preserve. Clearly, they would be better served to withdraw from escrow, save their money and move on to a more appropriate venue. We will continue to vigorously defend our position and demand that we be heard over the din of money and big time development.

Semper Fidelis,

Dan Ryan
11433 N. 74th Place
Scottsdale, AZ 85260
602-312-5535

Tom Kirk

From: Tim Falca <tfalca@hotmail.com>
Sent: Sunday, May 20, 2018 10:36 AM
To: Tom Kirk
Subject: Jenan Project
Attachments: OffCortezRd.pdf

Hello Tom,

Thank you for your letter, I'm a homeowner that will be impacted by your proposed 17 home expansion (I'm at 7418 E Cortez St.). Although I appreciate wanting to do something with this land, I will oppose your project as much as possible with the city and word-of-mouth with my neighbors. Unfortunately, Jenan is not a street that can support an additional 17 families. The traffic on that road is busy already, the road is too small, and there is no light- and absolutely don't need one off Jenan onto Scottsdale. It would also likely decrease my property value!

If you want to add 17 houses, you should consider purchasing a home on Cortez Drive, then tear it down and extend the housing community north (see .pdf). I'd prefer not having an additional 17 houses in my neighborhood, but the land is a bit wasted right now, so this would be an acceptable compromise in my book. It would keep the traffic off Jenan and put onto Cholla, where there is a light and nice wide roads.

Or, purchase the properties and put in 5 nice luxury homes. It would limit traffic, help property value, and would be inline with the current neighborhood homes. I'm sure you would still be able to turn a nice profit.

I won't be able to attend the meeting, but my neighbors will be there opposing the expansion.
Thank you,

Tim Falca
602.999.7546
tfalca@hotmail.com

Tom Kirk

From: Robert Byars <rwbyars@yahoo.com>
Sent: Monday, May 21, 2018 10:22 AM
To: Tom Kirk
Cc: jmurillo@scottsdaleaz.gov
Subject: Rezoning of Jenan Dr. for Camelot Homes Developement

Hi Thomas,

Many of the Scottsdale Sixteen folks have expressed an interest in attending your planned meeting, but the 24th is in conflict with many local events including elementary, middle school and high school graduations. I think that only a couple can make that date.

Can we pick another date where our residents can attend? I'll reach out to see what days work best and get back to you shortly.

Thank you,

Bob Byars
602 899 3622 cell

Tom Kirk

From: gd2garden <gd2garden@yahoo.com>
Sent: Friday, May 25, 2018 10:16 AM
To: jlane@scottsdaleaz.gov; citycouncil@scottsdaleaz.gov; jmurillo@scottsdaleaz.gov
Cc: Tom Kirk
Subject: residential zoning case 175-PA-2018 - neighbor input
Attachments: Camelot Homes letter 05.16.2018.pdf

Good morning,

We reside on 74th PL between Cactus and Cholla Rds. This email is in response to zoning case 175-PA-2018 by Camelot Homes to build 17 homes on lots on Jenan Road just west of 74th PL. We have lived in our neighborhood for 18 years and we feel that the large lot size afforded by our current zoning offers something special to those that live here. If you drive down 74th PI or Jenan Rd you will find ranch style homes on roughly one acre lots or larger. It is a horse property community designed with beautiful, large yards and large lots; certainly not anything close to a gated, small lot design community that Camelot has proposed to build in the middle of our neighborhood.

Last night we attended the meeting held by Camelot Homes to hear about their plans and listen to neighborhood input. We understand that developers are in business to make money, but we also feel that it is the job of the mayor, council and other city employees to ensure that residents' concerns are taken into account and heavier weighting is given to the surrounding neighborhood and design that has been here for many years. We do not take our significant investment in our homes and neighborhood lightly and would expect that our city representatives would do the same.

In a nutshell, like many other neighbors that were in attendance last night we are in strong opposition to Camelot Homes zoning request to put 17 homes on 1/4 acre lots. Camelot's design proposal which is unlike anything around it on Jenan Rd or 74th PI makes no sense if their intent is "to work with the neighborhood" as they stated last night. As it currently stands our neighborhood is already having to deal with the traffic from the Methodist Church and the school on the eastern corners of Jenan Rd and Scottsdale Rd.. Seventeen additional homes and their associated cars are not what our neighborhood needs especially considering the fact that Jenan Rd is much narrower than the typical neighborhood road. Additional traffic is only bound to use 74th PI due to this situation.

We urge each of you to deny Camelot Home's zoning request and to retain the current R1-35 zoning of the lots that Camelot Homes is currently in escrow on. Their zoning request does not conform to the current design and makeup of our neighborhood, adds an unacceptable amount of traffic to an already busy, constricted street and causes potential downside to the investments we have made in a neighborhood of large lot, large yard homes. The "right thing" for Camelot Homes to do would be to build seven, ranch style homes under the current zoning to match the immediate surrounding neighborhood on 74th PI and Jenan Rd..

Please represent the people that elect you and do the thing that is logically and reasonably right to do. We honestly believe that if you were our neighbor you would want the same.

Thank you for your consideration of this email. We have attached the correspondence we received from Camelot Homes for your reference.

Regards,

Brad and Allison Marshall

Tom Kirk

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Friday, May 25, 2018 5:03 PM
To: gd2garden; Lane, Jim; City Council
Cc: Tom Kirk
Subject: RE: residential zoning case 175-PA-2018 - neighbor input

Hello Mr. and Mrs. Marshall,

Thank you for your thoughts and I appreciate your sharing your comments. As of now, Staff has had a pre-application meeting with the applicant, but a formal application has not been submitted. From this point forward, I will be sure to keep you informed on the project's progress through the development process. I will be sure that your comments are placed in the case folder as part of the record in opposition. I will also be providing your communication in all of staff's future reports, if/as the project moves forward.

Your communication will now be a part of the public comment, and I wanted to point out that the applicant has asked staff to provide any communication to them received by staff. I will be obliging them since this email is public record.

Please feel free to contact me with any further questions or comments.

Sincerely,

Jesus

From: gd2garden <gd2garden@yahoo.com>
Sent: Friday, May 25, 2018 10:16 AM
To: Lane, Jim <JLane@ScottsdaleAZ.Gov>; City Council <CityCouncil@scottsdaleaz.gov>; Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Cc: tomk@camelothomes.com
Subject: residential zoning case 175-PA-2018 - neighbor input

Good morning,

We reside on 74th PL between Cactus and Cholla Rds. This email is in response to zoning case 175-PA-2018 by Camelot Homes to build 17 homes on lots on Jenan Road just west of 74th PL. We have lived in our neighborhood for 18 years and we feel that the large lot size afforded by our current zoning offers something special to those that live here. If you drive down 74th PI or Jenan Rd you will find ranch style homes on roughly one acre lots or larger. It is a horse property community designed with beautiful, large yards and large lots; certainly not anything close to a gated, small lot design community that Camelot has proposed to build in the middle of our neighborhood.

Last night we attended the meeting held by Camelot Homes to hear about their plans and listen to neighborhood input. We understand that developers are in business to make money, but we also feel that it is the job of the mayor, council and other city employees to ensure that residents' concerns are taken into account and heavier weighting is given to the surrounding neighborhood and design that has been here for many years. We do not take our significant investment in our homes and neighborhood lightly and would expect that our city representatives would do the same.

In a nutshell, like many other neighbors that were in attendance last night we are in strong opposition to Camelot Homes zoning request to put 17 homes on 1/4 acre lots. Camelot's design proposal which is unlike anything around it on Jenan Rd or 74th PI makes no sense if their intent is "to work with the neighborhood" as they stated last night. As it currently stands our neighborhood is already having to deal with the traffic from the Methodist Church and the school on the eastern corners of Jenan Rd and Scottsdale Rd.. Seventeen additional homes and their associated cars are not what our

neighborhood needs especially considering the fact that Jenan Rd is much narrower than the typical neighborhood road. Additional traffic is only bound to use 74th PI due to this situation.

We urge each of you to deny Camelot Home's zoning request and to retain the current R1-35 zoning of the lots that Camelot Homes is currently in escrow on. Their zoning request does not conform to the current design and makeup of our neighborhood, adds an unacceptable amount of traffic to an already busy, constricted street and causes potential downside to the investments we have made in a neighborhood of large lot, large yard homes. The "right thing" for Camelot Homes to do would be to build seven, ranch style homes under the current zoning to match the immediate surrounding neighborhood on 74th PI and Jenan Rd..

Please represent the people that elect you and do the thing that is logically and reasonably right to do. We honestly believe that if you were our neighbor you would want the same.

Thank you for your consideration of this email. We have attached the correspondence we received from Camelot Homes for your reference.

Regards,

Brad and Allison Marshall

Tom Kirk

From: paulst1@cox.net
Sent: Saturday, May 26, 2018 10:48 AM
To: JMurillo@scottsdaleaz.gov; citycouncil@ScottsdaleAz.gov
Cc: Julie Hancock; Tom Kirk
Subject: Requesting to retain R1-35 on Jenan Street id# 175-PA-2018

Importance: High

Dear Scottsdale Zoning Decision Makers:

We are requesting NO zoning change and to remain at R1-35, for the 5.74 Acre property at Site address: 7313,7315,7345 E JENAN DR, SCOTTSDALE, AZ 85260. Pre-Application id: 175-PA-2018

A high-density, gated community on Jenan Street would negatively impact all surrounding home property values with higher traffic and other negatives in a currently zoned R1-35/horse property neighborhood area. We welcome improvements to those parcels and street widening on Jenan Street, but believe R1-35 is essential.

The historical zoning changes from R1-35 to R1-10 that have been approved are on the periphery of our neighborhood such as Sterling Place have a border on Scottsdale Rd. This development has increased traffic and changed the look of our neighborhood. But SO FAR, no zoning changes for infill projects have occurred within the interior of our neighborhood. We are very concerned that if this zoning change to R1-10 is approved then this will set a precedent for more changes to our neighborhood in the future.

Thank you for your consideration to retain R1-35 on Jenan Street.

Sincerely,
Paul Steadmon
11401 N. 74TH Place
Scottsdale, AZ 85260
Paulst1@cox.net

Tom Kirk

From: paulst1@cox.net
Sent: Saturday, May 26, 2018 10:48 AM
To: Julie Hancock; Tom Kirk
Subject: Requesting to retain R1-35 on Jenan Street id# 175-PA-2018

Importance: High

Dear Camelot homes,

We greatly appreciated your meeting describing your project options for Jenan Street. We welcome development on those parcels and street widening on Jenan Street but believe R1-35 is essential.

At R1-35, we hope you will consider the most beautiful homes possible, and not necessarily two-story (maybe basements?), but we will fully support Camelot Homes' approach at R1-35.

Please also review the Portales Del Sol project on North 76th Place as a great example of an infill project of beautiful homes at R1-35 delivering significant improvements to property values for immediate and surrounding neighborhoods.

Thank you for your consideration to move forward on your Jenan Street project at R1-35.

Sincerely,
Paul Steadmon
11401 N. 74TH Place
Scottsdale, AZ 85260
Paulst1@cox.net

Tom Kirk

From: Crystal_Horn <crystal.horn@cox.net>
Sent: Tuesday, May 29, 2018 8:01 AM
To: Tom Kirk
Subject: Opposition to Camelot Homes Zoning Change at 74th Pl and Jenan

I am writing to express my strong opposition to Camelot Homes zoning change request at 74th PL and Jenan in Scottsdale (85260).

We are not in support of this zoning change request to put 17 homes on ¼ acre lots in a gated community. This zoning change would affect neighbor's long-term investments in our homes/neighborhoods, create traffic concerns, flooding issues currently known for those lots/water drainage plan, safety concerns (school bus/traffic), and non-conformity to current neighborhood design of large lots/large yards/horse properties.

Bottom line, the design of 17 gated homes just does not match our neighborhood aesthetic and we already feel like the traffic on 74th PL and Jenan is worse than it ought to be given the school and church locations, and the narrowness of Jenan Rd.. I'd say it's fair to say that 74th PL is going to be the favored, alternative route for residents of an additional 17 homes. This poses a safety risk to my children and others in our neighborhood. Jenan is not built to accommodate the number of homes Camelot is proposing. The acreage purchased also does not support near this many homes.

Very concerned homeowner,

Crystal Horn
crystal.horn@cox.net
480 459 1122

Tom Kirk

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Friday, November 2, 2018 2:20 PM
To: Tom Kirk
Subject: FW: 175-PA 2018 rezoning application for Jenan site

FYI

From: Beverly Ashley <bevashley9@hotmail.com>
Sent: Tuesday, October 30, 2018 6:38 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: 175-PA 2018 rezoning application for Jenan site

Dear Mr. Murillo.

My husband and I live on 7417 E Kalil off 74th Place, just a couple blocks from Camelot's proposed site for their zoning change request. We bought our home largely based on its quiet, tranquil neighborhood. Our kids grew up playing on our neighborhood roads with bikes and skates. There was little traffic which was a huge selling point for us to buy here.

Camelot ramroded the community discussions it held, not at all interested in our pleas for low density. It said if we fought their zoning plan, they would build 7 two story homes which would overlook the yards of the neighbors behind it. That was their only fallback position if zoning changes were not approved and they said we had no sway how high their homes would be if they were limited to 7 homes under current zoning. They needed the 2 stories to make their profits on smaller concrete footprints.

Jenan can barely handle the current traffic. It cannot easily accommodate 2 passing cars right now and garbage trucks and school busses cause the traffic to stand still. With the growth in Scottsdale with the now normal rush hour gridlock on Shea, Scottsdale and Cactus Streets, many more cars are using our side streets to avoid the traffic snarls. Adding 15 new houses with at least 2 cars per house will make our streets far too crowded and wreck our community ambiance all of us paid dearly for.

Our quality of life is at stake if this rezoning proposal passes. Please record our vehemently negative position for any zoning change.

Thank you.

Beverly and Michael Ashley

Sent from my T-Mobile 4G LTE Device

Tom Kirk

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Friday, November 2, 2018 2:19 PM
To: Tom Kirk
Subject: FW: 29-ZN-2018 Jenan Properties

FYI

-----Original Message-----

From: Dave <dwolff29@gmail.com>
Sent: Tuesday, October 30, 2018 4:59 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: 29-ZN-2018 Jenan Properties

Dear Mr. Murillo,

Thank you for including me in your correspondence on the above referenced item. We have reviewed the Application Request dated September 11, 2018, and have the following comments.

On page 1 the Applicant states that the proposed development is consistent with the Suburban Neighborhood land use designation, however, this property is not designated "Suburban Neighborhood", but "Rural" as the Applicant correctly states on both page 27 and 35 of this application. Any development should follow those guidelines.

The Applicant also states on page 1 that this development would be "ideal ... to transition between less intense residential areas and non-residential areas ... in a manner that protects the rural character of the neighborhood" and "is harmonious with the adjacent neighbors".

This property is not a transition. It is completely surrounded by residential areas. There are no non-residential areas with a common border to this property. There is already a transition area at the northeast corner of Scottsdale Road and Cholla Street. This small area of R1-10 zoning serves as the transition between the existing non-residential area to the south along Scottsdale Road. No additional transition is required or warranted. The Applicant is not requesting a new transition area, they are requesting an extension of an existing transition area into the R1-35 zoning area along Jenan Drive. See pages 16 and 17.

This proposed development is not in a manner that protects the rural character of the neighborhood, nor is it harmonious with adjacent neighbors. A totally enclosed community behind a 8 foot tall wall and massive steel gates is not "Rural" and is the total opposite of our rural character and is in no way harmonious to the existing Jenan Drive neighborhood.

On page 3 the Applicant discusses maintaining and enhancing the character of Jenan Drive with a landscape "front yard" area of 40 feet to "blend in with the larger homes to the north". The homes to the north have a significantly larger "front yard" than 40 feet, and the fact that this area also contains a huge wall and steel gates does not maintain nor enhance the character of Jenan Drive. The Applicant may believe that their entrance is an "understated entry gate", but in this neighborhood this entire walled complex with a double lane entrance is anything but understated. It does not, in any way, fit this neighborhood.

On page 4 the Applicant states that their proposal "will add to the existing quality of the community while assuring compatibility with adjacent properties". This enclosed and separated community does nothing to add to the quality of the existing neighborhood, and an isolated enclave is not compatible with the adjacent large lot single family homes in this neighborhood.

On page 4 the Applicant also states that the zoning change "will permit the development of the Property in a manner that is consistent with ... the GP and complimentary with the existing neighborhood". No zoning change is required to develop this property in a manner consistent with the General Plan. It is currently zoned R1-35, and could be and should be developed as such to truly be complimentary with the Jenan Drive neighborhood.

On page 14 the Applicant states "The proposed zoning is required". It is not. A zoning change is not required to develop this property. There are numerous current examples of new single family homes being constructed in R1-35 zoning all

around this neighborhood. There is new construction to the north and east on Sundown Drive, to the east and south on Miller Road, and to the west on Scottsdale Road. All of these projects are large single family homes that are truly consistent with and complementary with their existing neighborhoods with no change to the zoning. The Applicant again makes this argument on page 71 under the Amended Development Standards section stating that these parcels "would be difficult to develop under conventional zoning and subdivision regulations". As indicated above that is simply not true.

In their May 24 Neighborhood Meeting the Applicant themselves proposed an alternate development plan for this property of 7 large single family homes without a gated community, no large walls and no massive gates. They stated that this was a very viable alternative to the gated community. This type of development would truly be compatible with the adjacent properties and add to the existing quality of the neighborhood.

On page 18 the Applicant again incorrectly identifies the property as "Suburban", and again tries to identify this development as a transition area. As we have previously discussed, the Applicant correctly states that "The Property is designated Rural" on both page 27 and page 35, and it is not a transition area because it is completely surrounded by residential areas.

Page 20 references "Suburban Neighborhoods" as stated in the General Plan. As this property is not designated "Suburban" this does not apply. The section goes on to state that densities can be increased if close to the Downtown area or adjacent to other non-residential activity centers. This property, in addition to being "Rural", it does not meet either of these conditions for increased density.

On page 22 the Applicant states that the Jenan Drive landscape tract is sized to exceed the depth of nearby properties. As we have previously pointed out the front yards of the properties to the north well exceed the 40 feet this application proposes. The Applicant also discusses a "neighborhood park" within the development that will be accessible to the neighborhood. This "park" appears to be a steeped bank depression that serves as a storm water retention basin. It does not appear to be a usable "park" and does not meet the stated goal of meaningful open space. The Applicant also states that neighbors will have access through a pedestrian entry. While this may be the intent of the Applicant, this access will most likely be eliminated once the homeowners take control of the homeowners association.

Page 23 "Enhance Neighborhoods:" "Scottsdale is committed to maintaining and enhancing our existing and future neighborhoods". The Applicant indicates that the development will maintain and enhance the existing neighborhood and preserves the existing character of this neighborhood. It does not. An isolated community, behind a large block wall and massive steel gates does not enhance nor preserve the existing character of this neighborhood. The Applicant again talks about setbacks in keeping with adjoining properties. As previously shown, this is not true with the properties to the north.

Page 26 "Value Scottsdale's Unique Lifestyle and Character". The existing neighborhood on Jenan Drive is truly unique. It is R1-35, it is Rural, it consists of single family homes on large lots with large setbacks. It has a very quiet rural character, while being close to many amenities. Come see it, walk it. If the City truly values unique neighborhoods, do not allow a zoning change in this one.

On page 26 the Applicant states that the development will minimize visual impact. The visual impact will be great. It will go from single family homes on large lots, with large setbacks to a close massive wall and gate with a double lane asphalt entry. There is nothing minimal about the proposed impact.

Page 27 "Determine the appropriateness of all development in terms of ... surrounding area character" the Applicant correctly states the property is "Rural", and goes on to state that a landscape buffer will preserve the rural character along Jenan Drive. A "landscape buffer" will not hide the wall, the gates, the asphalt entry, none of which is appropriate to the surrounding area character.

On page 33 the Applicant states this proposed development will enrich the lives of Scottsdale citizens with aesthetically pleasing views on Jenan Drive, will be developed at a density comparable to the surrounding neighborhoods, and will provide a "neighborhood park". As previously stated, a large wall, gate and double lane asphalt entrance can not be concealed with landscaping to be more aesthetically pleasing than a single family home with a large yard setback. The density is not comparable to the Jenan Drive neighborhood, R1-35, that this proposed development will impact the greatest. The enrichment of the lives of all Scottsdale citizens by the proposed "park" is questionable, as well as long term access to it is not guaranteed.

Page 34 "Encourage projects that are responsive to the ... unique character of each area". This project does not respond to the unique character of the Jenan Drive neighborhood. It is out of character, it isolates itself from the area, it does not preserve the unique character, it changes it.

Page 35 "Rural/Rural Desert Character Types". "Contain relatively low-density and large lot development". "The identity and natural desert character of this district should be strengthened and maintained by preventing encroachment of nonconforming uses" and "discouraging walls". The Applicant states the property will be developed consistent with these guidelines. This is not true. They are asking for high density not low density, they are encroaching into an R1-35 zoned neighborhood with a nonconforming use, and they propose walls up to 8 feet in height to encircle their development in an area that discourages walls. See page 73. This proposal is not consistent with any of these guidelines. On page 36 the Applicant states that "the requested change in zoning designation will allow the Property to develop in a form appropriate to the surrounding context". The surrounding context on three sides, and most importantly, the neighborhood impacted the most is R1-35. For this property to be developed in a form appropriate it would require the property to retain it's current R1-35 zoning. The Applicant also states that a zoning change "will not alter the quality of the design or negatively affect site planning". This may be true, but the fact that the change does alter the quality of the area and does negatively impact the existing neighborhood is the real issue. As previously stated this development does not complement the adjacent parcels as the Applicant implies.

On page 45 the Applicant states that the proposed development is consistent with the GP in regard to Suburban Neighborhood land use designation, and the zoning change will allow development in a manner harmonious with the adjacent neighbors. As we have previously discussed, the property has a Rural designation, and a massive wall, gate, with two asphalt entrances is not harmonious with the Jenan Drive neighborhood. The Applicant also states that "The proposed change in zoning land use designation will permit the development of the property consistent with a majority of the neighborhoods surrounding the Property". This is untrue. The majority of the neighborhoods surrounding the property, to the north, east, and west, are all R1-35. Only to the south are there an existing R1-10 neighborhood, and only the very small area directly on Scottsdale Road, and not adjacent to the property in question, has lot sizes as small as this proposal. All neighborhoods surrounding this property have much larger lot sizes, with most three times larger than the proposed change. It should be noted that the neighborhoods south of Cholla Street and west of Scottsdale Road are also zoned R1-35. This development is not consistent with the vast majority of surrounding neighborhoods.

Page 48 "Sensitively integrate land uses into ... the neighborhood setting, and the neighborhood itself" on pages 48 and 49 the Applicant states that "The Property will be developed to sensitively integrate with the existing character of adjacent residential land use." The adjacent residential land use on three sides of this property is single family homes on large lots with large setbacks. There is nothing sensitive about a walled in, gated community placed in this land use, and the very existence of a gated community is one of isolation not integration.

Page 50 "Focus intense land uses along major transportation networks". The applicant states "The Property is located within close proximity to Scottsdale Road", and their "request to rezone supports the more intense land uses located along major transportation networks". "Along" and "within close proximity to" are two totally different things. This property is not on Scottsdale Road, it is located in a quiet rural neighborhood. The argument that the request to rezone is supported by its location is totally false.

Page 53 "Promote development patterns and standards that are consistent with the surrounding uses and reinforce an area's character". The Applicant states the the change in zoning and the subsequent development are consistent with this statement. The surrounding uses, as previously discussed, are R1-35 zoning on three sides of this property. The character of the area is defined by this zoning, the large lots and large setbacks, especially the Jenan Drive neighborhood that will be impacted the most. This development is not consistent with that and does not reinforce the character of the area, it changes it dramatically.

Page 54 "Preserve and enhance the unique sense of neighborhood found in diverse areas of Scottsdale through neighborhood conversation" The Applicant states the zoning change will allow development consistent with the character of the surrounding neighborhoods. As previously stated a walled in, gated, and isolated community is not consistent with the existing character of the large lot single family homes that surround this property. The Applicant goes on to say that this development will be "preserving the fabric of the character that has been created in the area". The insertion of an isolated, gated community into an established R1-35 neighborhood does not preserve the fabric of the character, it tears it apart.

On page 55 the Applicant states "Neighborhoods west and north of the property are currently designated Rural Neighborhoods". The correct statement is west, north and east are Rural Neighborhoods, as well as the property itself. On page 56 the Applicant states "The Property is currently surrounded by existing development, including Scottsdale Road to the west, established neighborhoods on three sides and a church to the west between the Property and Scottsdale Road." This statement is incorrect or misleading at best. The property does not boarder Scottsdale Road.

There are established residential neighborhoods on all four sides of the property, completely surrounding it. The property does not boarder the church to the west, it borders single family homes zoned R1-35. See page 16. Page 70 "Conclusion" A change in zoning is not required to permit re-development of this property in a manor harmonious with the adjacent neighborhoods. The reality is that such a change would make the re-development less harmonious, less similar, and less a part of the existing neighborhood. This request does not support the Rural designation this property has, is not consistent with adjacent land uses, and is not compatible with the character or density of the neighborhoods surrounding it and most affected by it. It is not a transition area as it is completely surrounded by residential areas. It dose not maintain, preserve or enhance the existing character of the neighborhood. If the City of Scottsdale:

- Is committed to maintain our existing neighborhoods;
- Believes that redevelopment decisions must meet the needs of our neighborhoods;
- Does encourage projects that are responsive to the unique character of each area;
- Believes that Rural neighborhoods should be strengthened by preventing the encroachment of non-conforming uses;
- Believes that walls in Rural neighborhoods should be discouraged ; Then we respectfully request you reject this application of a zoning change and encourage the Applicant to pursue their alternate plan of developing this property with a much smaller number of homes on much larger lots without a gated community as they proposed to us on May 24th of this year.

Thank you for your time and consideration. Please forward our comments to the City Staff for their review.

Jean and Dave Wolff
7336 East Jenan Drive
480-239-6997
dwolff29@gmail.com

Sent from my iPad

Exhibit D
to Citizen and Neighborhood Involvement
Report

Tom Kirk

From: tim timlasota.com <tim@timlasota.com>
Sent: Monday, August 12, 2019 1:27 PM
To: Tom Kirk
Cc: Susan Bitter Smith
Subject: Re: Jenan

Hi Tom, my apologies for the tardy response, but we did have a meeting of the neighbors to discuss this. I have to report that the neighbors are unwilling to agree to this, and I am not authorized to agree to changes to the zoning of the subject property.

Thanks nonetheless for reaching out.

Tim

Sent from my iPhone

On Aug 8, 2019, at 5:28 PM, Tom Kirk <tkirk@camelothomes.com> wrote:

Tim

I wanted to reach out one more time to see if there is an interest on your or your clients part to visit with us on our plan. We are prepared to deed restrict the property once it's zoned to limit the site to 14 lots

Tom

Thomas Kirk

Chief Operating Officer

CAMELOT HOMES

6607 N Scottsdale Rd, Suite H-100
Scottsdale, AZ 85250

+P 480 367 4316

+C 602 228 7997

camelothomes.com

ROC# B-067408

Confidentiality Notice: The information contained in this electronic e-mail and any accompanying attachment(s) is intended only for the use of the intended recipient and is non-public in nature and may be confidential and/or privileged. If any reader of this communication is not the intended recipient, unauthorized use, disclosure, dissemination or copying is strictly prohibited, and may be unlawful. If you have received this communication in error, please immediately notify the sender by return e-mail, and delete the original message and all copies from your system and promptly destroy any copies made of this electronic message. Thank you.

From: Tom Kirk
Sent: Friday, June 28, 2019 10:24 AM
To: tim@timlasota.com
Cc: Susan Bitter Smith <sbsmith@technicalsolutionsaz.com>
Subject: Jenan

Tim

Thank you for taking the time Wednesday evening to visit with Susan and I before the hearing. I was disappointed to hear that your clients have no interest in meeting or discussing any elements of our proposed plan. It's unfortunate that has been their position from the beginning. Despite that we remain available to visit with you or your clients if there is a change in thinking.

Further I am concerned that you believe stipulations on a zoning case tying a zoning approval to a site plan or maximum lot count are unenforceable or can easily be changed without a public hearing or further Council action. If that truly is a concern for you we and the City should be able to provide you some assurances that our plan will never exceed the 14 lot count that our current plan reflects. If that is something you want to pursue we willing to work with you on that.

Kind Regards

Tom

Thomas Kirk
Chief Operating Officer

CAMELOT HOMES

6607 N Scottsdale Rd, Suite H-100
Scottsdale, AZ 85250

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Jenan Drive Property S of SEC of Scottsdale Rd. & Jenan Drive Citizen and Neighborhood Involvement Plan and Report 20-ZN-2018

Plan

We will hold at least two neighborhood meetings; the first for the immediately adjacent neighbors to get initial feedback from those most directly affected and the second for all property owners within 750' of the subject site and anyone on the City of Scottsdale's Interested Parties List. The second meeting will be held prior to our formal rezoning submittal. We plan to notify neighbors and others for both meetings by a mail invitation via first class mail.

Report

On February 14, 2018 we sent letters to 14 property owners, whose property is directly abutting the subject site, inviting them to an initial informational meeting on February 28, 2018. The meeting was held at 6:30pm at the Holiday Inn Express located at 7350 E. Gold Dust Ave., Scottsdale, AZ 85258. A total of 14 neighbors attended the meeting. We presented information about Camelot Homes, site related details, Camelot's proposed development including an 18 lot site plan, an outline of proposed product to be offered and projected price ranges. We indicated this was an initial meeting intended for immediate neighbors to get feedback from those most directly affected and that another larger neighborhood meeting would be conducted at a future date. We fielded a variety of questions. Comments received included concerns about increased traffic on Jenan Drive, the possibility of two story homes and the overall density of the site. The meeting lasted about 1 hour. A copy of the meeting invitation, address list, sign-in sheet and presentation materials are attached as Exhibit A.

On May 11, 2018 we sent letters to 150 property owners within 750' of the subject property plus 28 additional letters to the City of Scottsdale's Interested Parties list inviting them to an informational meeting on May 24, 2018. The meeting was held at 6pm at the Starfire Golf Club located at 11500 N. Hayden Rd. A total of 39 people signed in but we believe there were more who attended the meeting but did not sign in. We presented information about Camelot Homes, site related details, a revised site plan which addressed several of the concerns that were raised in our first meeting and showed a reduced 17 lot plan, an outline of proposed product to be offered

and projected price ranges. We also showed a 7 lot site plan that could be developed under existing zoning with 2 story homes and out buildings. We fielded a variety of questions, many of which included questions about traffic on Jenan, flooding in the southeast corner of the site, density, opposition to two story homes and concerns about gating the community. The meeting lasted about 1.5 hours. At the conclusion of the meeting we asked all in attendance to email us with any comments, questions or concerns. We also offered to meet with neighbors individually to show them our existing communities to demonstrate the quality of the homes we are proposing to build. A copy of the meeting invitation, address lists, sign-in sheet and presentation materials are attached as Exhibit B.

A few days prior to the scheduled May 24th meeting we were contacted by a property owner from the neighborhood to the south of the subject site (Scottsdale 16) who indicated he and several of his neighbors would be unable to attend the May 24th meeting and was looking to see if the meeting could be rescheduled. Given the short notice of that request we were unable to reschedule but agreed to hold an additional meeting for the residents of Scottsdale 16. That meeting took place on June 12th at 6pm at the Starfire Golf Club located at 11500 N. Hayden Rd. Approximately 10 people attended this meeting. A separate meeting invitation was not mailed but was coordinated via email through a resident representative of Scottsdale 16 who spread the word to interested neighbors on the date, time and location for this additional meeting. The same presentation materials from the May 24th meeting were covered in this meeting (see pages 16-29 of Exhibit B). We fielded a variety of questions similar to those identified above from the May 24th meeting.

Subsequent to the May 24th meeting, the development team went door to door in the surrounding neighborhood to inform residents of the proposal and to gather input and suggestions for the potential development.

From May 11th to June 13th as a result of these meetings, we received 9 direct emails from interested parties. 2 were supportive, 2 offered constructive input and preferred a 7 lot plan and 12 were strongly opposed. One of those opposed (Quick) included in his letter a petition signed by 11 neighbors, 5 of whom also sent emails which are included in the totals above. The City also provided us with 7 email responses objecting to our plan. A copy of those emails is included in Exhibit C.

On August 8, 2018, after receiving a phone call from Tim LaSota, advising us that he had been retained by neighbors to represent them, a meeting was held at Camelot's office with Tim, two of his clients and the Hancock's to review a revision to the site plan reducing the proposed lot count to 15 lots from 17 and providing open space on Jenan. Mr. LaSota's clients said they were unable to support this plan and indicated that they didn't want to see the site developed.

In November 2018, following the filing of our formal Rezoning application in September, the planner assigned to our case forwarded 2 emails from neighbors providing comment on our application. Those emails have been added to Exhibit C.

In February 2019, we were contacted by representatives of the Methodist Church to see if our proposed project was still moving forward and were interested to understand our proposed timing. They let us know “We’re always ready to welcome new neighbors and new members!”

On June 26, 2019, the evening of the Continuance Hearing at Planning Commission meeting we briefly met with Mr. LaSota before the hearing began to see if there was an opportunity to meet with him or his clients to discuss their concerns. We were told that his clients had no interest in meeting. He also shared that he and his clients were concerned that if the site was rezoned there was nothing to prevent Camelot or a successor owner from changing the site plan or increasing the density of the site. We offered to hold discussion with him and the City to provide assurances that that would not occur but received no response to that offer.

On June 28, 2019 an email was sent to Mr. LaSota to extend an open invitation to meet to discuss any of his or his clients concerns. No acknowledgement or response to the offer was received.

On July 30, 2019 at 5:30pm we held a meeting at the City of Scottsdale in response to comments made by two residents of Scottsdale 16, the neighborhood to the south of the subject site, who were concerned that our proposed development was going to further contribute to flooding that parts of Scottsdale 16 experiences in heavy rain events. All of property owners of Scottsdale 16 were invited to attend. Five residents attended along with an engineer hired by a homeowner of Scottsdale 16 who was not present. Also present were representatives of Camelot Homes, Jayme Thoma with Kimley-Horn, Camelot’s drainage engineer, Richard Anderson and Randy Grant with the City of Scottsdale and Councilwomen Littlefield and Whitehead. Information was presented by Jayme Thoma that demonstrated Camelot’s site plan was providing over 50,000 s.f. of retention capacity which exceeded the required capacity to address offsite flows and on-site retention requirements. Other questions were also addressed. At the conclusion of the meeting those in attendance had a much better understanding of the drainage design and how it would help mitigate the issues that the neighborhood has previously experienced, rather than contribute further to their issues.

On August 8, Camelot’s neighborhood outreach consultant, Susan Bitter-Smith met with Mr. Wolff to discuss his concerns. He shared that he thought we should build 7 homes, single story, and no gate.

On August 8, 2019 a follow up email was sent to Mr. LaSota to offer one more time to see if there was an interest to meet or discuss our plan. This email also included a offer to deed restrict the property to limit the density of the site to no more than 14 lots. On August 12th we received a

response from Mr. LaSota where he reported that his clients were not interested in the offer and that he was not authorized to agree to any changes to the zoning of the site. A copy of the email string of communications with Mr. LaSota is attached at Exhibit D.

Key Issues

Key issues that were identified through the public involvement process included the following:

- The proposed development represents a change to the area
- Proposed density is too high – *Our lot count has been reduced from 18 lots to 14 which results in a density of 2.3 units/acre, well within the General Plan range for this site of 1-8 units/acre.*
- Concern for two story homes – *this has been addressed by our commitment to limit homes to 1 story.*
- Drainage issues on Jenan/southeast corner of the property – *this has been addressed by reducing the lot count and expanding the retention areas along Jenan Dr. to address offsite drainage flows in the area.*
- Increased traffic on Jenan – *the traffic study demonstrates that an additional 7 homes will not materially increase traffic on Jenan or 74th Place.*
- Jenan Dr. is under-developed to serve existing traffic – *this has been addressed by proposing to widen Jenan Dr. to provide a pavement section width of 20'*
- Values will be negatively impacted – *Pricing on Camelot's proposed product will range from \$1.1M to \$1.3M which is substantially greater than values in the immediate or surrounding area.*

After further analyzing the neighborhood input we downsized our plan in September when finalizing our rezoning application by reducing the density to 15 lots. We also 1) added additional drainage retention areas to mitigate the off-site drainage that has plagued this area; 2) added a park/picnic area amenity that could be shared by all neighbors; 3) agreed to limit homes in the project to single story only; 4) agreed to provide a pedestrian key-coded access entry for neighbors; 5) increased the buffered landscape area on Jenan; 6) offered to widen and improve the pavement section on Jenan Dr. to the extent right-of-way is available from Scottsdale Rd to 240' west of 74th Place; and 7) agreed to bury and /or remove existing power lines that abut the property and neighbors to the South.

In April 2019 our site plan was further modified to reduce the lot count from 15 to 14 lots and to enlarge the retention area and open space on Jenan Dr. This was the site plan that was presented to the Planning Commission on August 29, 2019 at which time we requested a continuance to further modify the plan.

Activities since the August 29th, 2019

Immediately following the Planning Commission continuance hearing itself, Camelot and its attorney met with a small group of neighbors and their attorney to discuss a process for getting together with interested neighbors to discuss making substantial changes to the current site plan.

We agreed upon holding a meeting and were provided with an email list of interested neighbors to contact to schedule the meeting. A meeting was scheduled on September 4 via email for September 9 and held at First Western Trust Bank at 7025 N, Scottsdale Rd. Approximately 25 neighbors attended along with an attorney representing certain neighbors; 3 Camelot representatives attended including Camelot's zoning attorney. The goal of the meeting was to listen and seek input on changes to the plan that could be incorporated to address neighborhood concerns. A list of comments and concerns was recorded. We acknowledged that we may not be able to address all comments or concerns but intended to consider as many as possible in developing a revised plan at a follow up meeting in the near future. The comment list along with the email meeting notice and sign-in sheet (not all those in attendance signed in) are attached as Exhibit E.

A follow up meeting to present the revised plan was held on September 18 at the same location as the previous meeting. The meeting invitation was sent via email on September 11 to the same email list plus any new emails provided from attendance at the September 9 meeting.

Approximately 20 neighbors attended plus 4 Camelot representatives including Camelot's zoning attorney. A new 10 lot plan was presented that included 1) 3 large lots fronting onto Jenan with lot widths similar to adjacent R1-35 lots, 2) the elimination of the gate entrance, 3) average lots sizes increased from 11,750 s.f. to 19,000 s.f., 4) average lot widths increased from 84' to 120', 5) elimination of walls along Jenan, 6) reduction in lot count backing to the east boundary from 4 lots to 2 lots, 7) reduction in lot count backing to the east boundary from 5 lots to 4 lots, 8) setbacks along Jenan set to 40' consistent with adjacent R1-35 lots, A modified retention basin design that continued to provide significant capacity for offsite drainage and 10) a revision in the rezoning request from R1-10 PRD to R1-18 PRD. The majority of neighbors who attended were disappointed in our revised plan. They appear set only on a plan that conforms to R1-35. Two individuals commented privately at the end of the meeting that they liked the revised plan. The revised plan presented along with the email meeting notice and sign-in sheet (not all those in attendance signed in) are attached as Exhibit F.

Between October 23 and November 4 we visited separately with 3 neighbors to seek their feedback on the revised site plan. One of the neighbors was undecided, one was in support and one remained opposed.



City of Scottsdale
PUBLIC NOTICE

scan,
snap,
save



ZONING/PUBLIC HEARING

City Hall, 3939 North Drinkwater Boulevard, Scottsdale, Arizona

PLANNING COMMISSION: 5:00 P.M., TBD

CITY COUNCIL: 5:00 P.M., TBD

REQUEST: from the Single-family Residential District (R1-35) zoning designation to the Single-family Residential District, Planned Residential District (R1-18/PRD) zoning designation.

CASE NUMBER: 20-ZN-2018

LOCATION: 7313 E Jenan Dr

Applicant/Contact:

Camelot Homes Inc
480-367-4316
Tomk@camelothomes.com

City Contact:

Jesus Murillo
480-312-7849
jmurillo@scottsdaleAZ.gov

Posting

Date:
6/4/2019
10/22/2019

Case File Available at City of Scottsdale 480-312-7000

Project information may be researched at: <https://eservices.scottsdaleaz.gov/publicworks/cases>

-Penalty for removing or defacing sign prior to date of last hearing -Applicant Res

10/22/19 09:09:51



Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.

☐ Project Under Consideration Sign (White)

☒ Public Hearing Notice Sign (Red)

Case Number:

20-ZN-2018

Project Name:

Location:

7313 E Jenan Dr

Site Posting Date:

October 22nd, 2019

Applicant Name:

Camelot Homes Inc

Sign Company Name:

Dynamite Signs

Phone Number:

480-585-3031

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Marybeth Conrad
Applicant Signature

10/22/19
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 22nd day of October 2019



Marybeth Conrad
Notary Public

My commission expires: 10-25-20

City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



-Penalty for removing or defacing sign prior to date of last hearing -Applicant Respon



Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.

☐ Project Under Consideration Sign (White)

☒ Public Hearing Notice Sign (Red)

Case Number: 20-ZN-2018

Project Name: _____

Location: 7313 E Jenan DR

Site Posting Date: August 8th, 2019

Applicant Name: Reese L Anderson

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

M. Anderson
Applicant Signature

8/8/19
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 8th day of August 2019

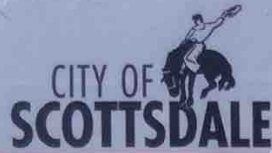


Marybeth Conrad
Notary Public

My commission expires: 10-25-20

City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



City of Scottsdale
PUBLIC NOTICE

scan,
snap,
save



ZONING/PUBLIC HEARING

City Hall, 3939 North Drinkwater Boulevard, Scottsdale, Arizona

PLANNING COMMISSION: 5:00 P.M., 6/26/19

CITY COUNCIL: 5:00 P.M., TBD

REQUEST: Request by owner for a Zoning District Map Amendment from the Single-family Residential District (R1-35) zoning designation to the Single-family Residential District, Planned Residential District (R1-10/PRD) zoning designation, to propose a 15-lot gated community, on a +/-5.75-acre, site located at 7313 E. Jenan Drive.

LOCATION: 7313 E Jenan Dr

CASE NUMBER: 20-ZN-2018

Applicant/Contact:

Camelot Homes Inc

480-367-4316

Tomk@camelothomes.com

City Contact:

Jesus Murillo

480-312-7849

jmurillo@scottsdaleAZ.gov

Posting
Date:
6/4/2019

Case File Available at City of Scottsdale 480-312-7000

Project information may be researched at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases>

-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal

6/4/19 08:17:57



Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.

☐ Project Under Consideration Sign (White)

☒ Public Hearing Notice Sign (Red)

Case Number: 20-ZN-2018

Project Name: _____

Location: 7313 E Jenan Dr

Site Posting Date: June, 4th 2019

Applicant Name: Camelot Homes Inc

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

[Signature]
Applicant Signature

6/4/19
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 4th day of June 2019



Marybeth Conrad
Notary Public

My commission expires: 10-25-20

City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088

Jenan Drive Property S of SEC of Scottsdale Rd. & Jenan Drive Citizen and Neighborhood Involvement Plan and Report

Plan

We will hold at least two neighborhood meetings; the first for the immediately adjacent neighbors to get initial feedback from those most directly affected and the second for all property owners within 750' of the subject site and anyone on the City of Scottsdale's Interested Parties List. The second meeting will be held prior to our formal rezoning submittal. We plan to notify neighbors and others for both meetings by a mail invitation via first class mail.

Report

On February 14, 2018 we sent letters to 14 property owners, whose property is directly abutting the subject site, inviting them to an initial informational meeting on February 28, 2018. The meeting was held at 6:30pm at the Holiday Inn Express located at 7350 E. Gold Dust Ave., Scottsdale, AZ 85258. A total of 14 neighbors attended the meeting. We presented information about Camelot Homes, site related details, Camelot's proposed development including an 18 lot site plan, an outline of proposed product to be offered and projected price ranges. We indicated this was an initial meeting intended for immediate neighbors to get feedback from those most directly affected and that another larger neighborhood meeting would be conducted at a future date. We fielded a variety of questions. Comments received included concerns about increased traffic on Jenan Drive, the possibility of two story homes and the overall density of the site. The meeting lasted about 1 hour. A copy of the meeting invitation, address list, sign-in sheet and presentation materials are attached as Exhibit A.

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existing zoning with 2 story homes and out buildings. We fielded a variety of questions, many of which included questions about traffic on Jenan, flooding in the southeast corner of the site, density, opposition to two story homes and concerns about gating the community. The meeting lasted about 1.5 hours. At the conclusion of the meeting we asked all in attendance to email us with any comments, questions or concerns. We also offered to meet with neighbors individually to show them our existing communities to demonstrate the quality of the homes we are proposing to build. A copy of the meeting invitation, address lists, sign-in sheet and presentation materials are attached as Exhibit B.

A few days prior to the scheduled May 24th meeting we were contacted by a property owner from the neighborhood to the south of the subject site (Scottsdale 16) who indicated he and several of his neighbors would be unable to attend the May 24th meeting and was looking to see if the meeting could be rescheduled. Given the short notice of that request we were unable to reschedule but agreed to hold an additional meeting for the residents of Scottsdale 16. That meeting took place on June 12th at 6pm at the Starfire Golf Club located at 11500 N. Hayden Rd. Approximately 10 people attended this meeting. A separate meeting invitation was not mailed but was coordinated via email through a resident representative of Scottsdale 16 who spread the word to interested neighbors on the date, time and location for this additional meeting. The same presentation materials from the May 24th meeting were covered in this meeting (see pages 16-29 of Exhibit B). We fielded a variety of questions similar to those identified above from the May 24th meeting.

Subsequent to the May 24th meeting, the development team went door to door in the surrounding neighborhood to inform residents of the proposal and to gather input and suggestions for the potential development.

From May 11th to June 13th as a result of these meetings, we received 9 direct emails from interested parties. 2 were supportive, 2 offered constructive input and preferred a 7 lot plan and 12 were strongly opposed. One of those opposed (Quick) included in his letter a petition signed by 11 neighbors, 5 of whom also sent emails which are included in the totals above. The City also provided us with 7 email responses objecting to our plan. A copy of those emails is included in Exhibit C.

In November 2018, following the filing of our formal Rezoning application in September, the planner assigned to our case forwarded 2 emails from neighbors providing comment on our application. Those emails have been added to Exhibit C.

Key Issues

Key issues that were identified through the public involvement process included the following:

- The proposed development represents a change to the rural large lot character of the area

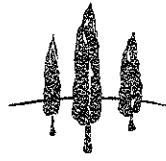
- Proposed density is too high
- Concern for two story homes
- Drainage issues on Jenan/southeast corner of the property
- Increased traffic on Jenan
- Jenan Dr. is under-developed to serve existing traffic
- Values will be negatively impacted

Conclusions

After further analyzing the neighborhood input we downsized our plan in September when finalizing our rezoning application by reducing the density to 15 lots. We also 1) added additional drainage retention areas to mitigate the off-site drainage that has plagued this area; 2) added a park/picnic area amenity that could be shared by all neighbors; 3) agreed to limit homes in the project to single story only; 4) agreed to provide a pedestrian key-coded access entry for neighbors; 5) increased the buffered landscape area on Jenan; 6) offered to widen and improve the pavement section on Jenan Dr. to the extent right-of-way is available from Scottsdale Rd to 240' west of 74th Place; and 7) agreed to bury and /or remove existing power lines that abut the property and neighbors to the South.

The development team continues to work with the neighborhood in an effort to see if issues can be resolved so that a project can move forward.

Exhibit A
to Citizen and Neighborhood Involvement
Report



CAMELOT HOMES

Aspire Higher™

February 14, 2017

Dear Neighbor:

Camelot Homes is pleased to announce that we are in escrow to purchase 3 parcels comprising 5.7 acres located south side of Jenan Dr.

As an immediate neighbor to one of the 3 parcels we'd like to invite you to an initial informational meeting on Wednesday, February 28th at 6:30 pm so we can introduce ourselves to you and discuss our proposed plans for the property. The meeting will be held at Holiday Inn Express, located approximately 1 block south of Shea Blvd., east of Scottsdale Rd. on Gold Dust Ave. The address to the Holiday Inn Express is 7350 E Gold Dust Ave, Scottsdale, AZ 85258.

We intend this initial meeting to be just for the immediately adjacent property owners. We plan to have broader neighborhood meetings in the coming weeks as well but wanted to make an initial presentation and get feedback from this neighbor group first.

Camelot Homes is a local, family-owned company. Three generations of the Hancock family have been building luxury home communities in Arizona for over 40 years. We take pride in every home we build and our many national award-winning communities are a testament to our dedication and commitment to excellence. We encourage you to check out our website at www.camelothomes.com or visit our Facebook page at www.facebook.com/CamelotHomesAZ to see more about who we are and to view some of the beautiful homes we build.

We look forward to meeting you on February 28th and sharing our proposed development plans for this site. We value your input. If you're unable to attend this meeting we'd be happy to arrange a separate meeting with you. Please feel free to email me at tomk@camelothomes.com or call 480-367-4316 if you have any questions or would like to arrange an alternate meeting time.

Sincerely,



Thomas Kirk

Chief Operating Officer

6607 North Scottsdale Rd., Suite H-100, Scottsdale, AZ 85250
ph: 480.367.4300 fx: 480.367.4350

www.camelothomes.com

BELKNAP DOUGLAS ALLEN/DANA STAGG
11802 N 74TH PL
SCOTTSDALE, AZ 85260

KOJOUHAROV JORDAN
11818 N 74TH PL
SCOTTSDALE, AZ 85260

WOLFF FAMILY REVOCABLE TRUST
7336 E JENAN DR
SCOTTSDALE, AZ 85260

JXS TRUST
7302 E JENAN DR
SCOTTSDALE, AZ 85260

HALLIE V ADAMS REVOCABLE TRUST
7350 E JENNAN DR
SCOTTSDALE, AZ 85260

SCHROEDER JUDITH/7326 JENAN LLC
12035 N 74TH PL
SCOTTSDALE, AZ 85260

GANGSEI MARK T/KAREN S
7316 E JENAN DR
SCOTTSDALE, AZ 85260

GREY SUSAN
PO BOX 6634
DENVER CO 80206

BROWN LISA ALLISON REVOCABLE TRUST
24 W PASADENA AVE
PHOENIX AZ 85013

NELSON KEVIN PATRICK/BRITTNEY ANNE
7398 E CORTEZ RD
SCOTTSDALE AZ 85260

LANGFORD MARTIN B/LAURIE
7376 E CORTEZ RD
SCOTTSDALE AZ 85260

TATHAM R JOHN/RACHEL L
7352 E CORTEZ RD
SCOTTSDALE AZ 85260

KRAUSE JEFFREY D/KELLY Y
7328 E CORTEZ RD
SCOTTSDALE AZ 85260

LEWIS MICHAEL FRANCIS
7314 E CORTEZ RD
SCOTTSDALE AZ 85260

QUICK CANY M
7419 E JENAN DR
SCOTTSDALE AZ 85260

FALCA TIMOTHY C
7418 E CORTEZ ST
SCOTTSDALE AZ 85260

GRAY DIANE W
7402 E CORTEZ ST
SCOTTSDALE AZ 85260

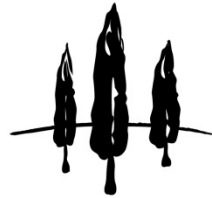
Neighborhood Meeting - Jenan Property
February 28, 2018

Name	Address	Email	Phone
Hallie Adams	7350 E. Jenan Dr	halleeadamant@gmail.com	
Bruce Adams + Dennis LaChance			
Mild & Kay Reed	7245 E. Jenan Dr	KaymandKac@gmail.com	480-250-6352
Don Schroede	12035 N. 74th place Scott	Don@SchroederAssociates.com	480-951-8193
Dave & Jean Wolff	7336 E. Jenan Dr	Don dwolf79@gmail.com	480-239-6997
John Tatham	7352 E. Cortez Rd	Johnjeep@q.com	567x
Kerla Nelson	7398 E. Cortez Rd	kpr@tblaw.com	602-255-6000
Mark & Karen Gangsei	7316 E. Jenan Dr.	kgangsei@cox.net	602-418-6195
Jordan & Theresa Snyder	7302 E. Jenan	thelimb@panix.com	



Jenan Neighborhood Meeting

February 28, 2018



CAMELOT HOMES

Aspire Higher™

Welcome

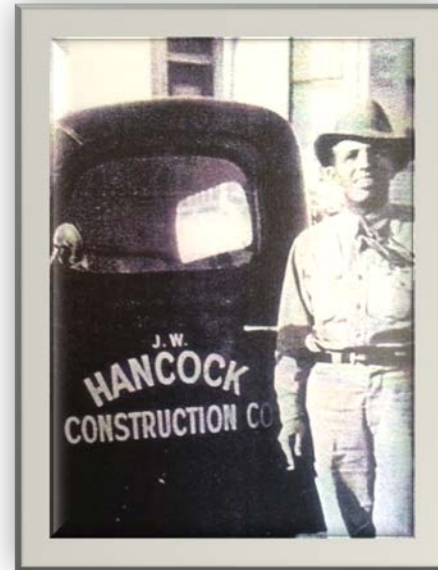
Agenda

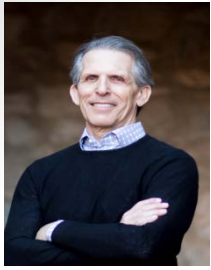
- ❖ Introductions
- ❖ Who is Camelot Homes
- ❖ Project Location map
- ❖ Proposed Development
- ❖ Site Plan and Renderings
- ❖ Questions and Answers



Who is Camelot Homes?

- ❖ Locally owned, family-run homebuilder.
- ❖ Building homes in Arizona since 1969.
- ❖ Founded on the belief that families want designs that
 - ❖ reflect their own unique lifestyle
 - ❖ Have timeless design elements,
 - ❖ Have authentic architecture
 - ❖ Have enduring value.
- ❖ Same values carry on today





Mark Hancock



Julie Hancock

Camelot Today



Cammie Hancock-Beckert



Tom Kirk

- ❖ Now lead by 2nd and 3rd generation of Hancock's
- ❖ Name synonymous with luxury homes
- ❖ A brand people aspire to own
- ❖ Award winning communities
- ❖ Attention to details
- ❖ Highly rated homebuyer experience



Tent Hancock



Chase Hancock



Camelot Homes Scottsdale Communities

❖ McCormick Ranch

❖ McDowell
Mountain Ranch

❖ Grayhawk

❖ DC Ranch

❖ Silverleaf

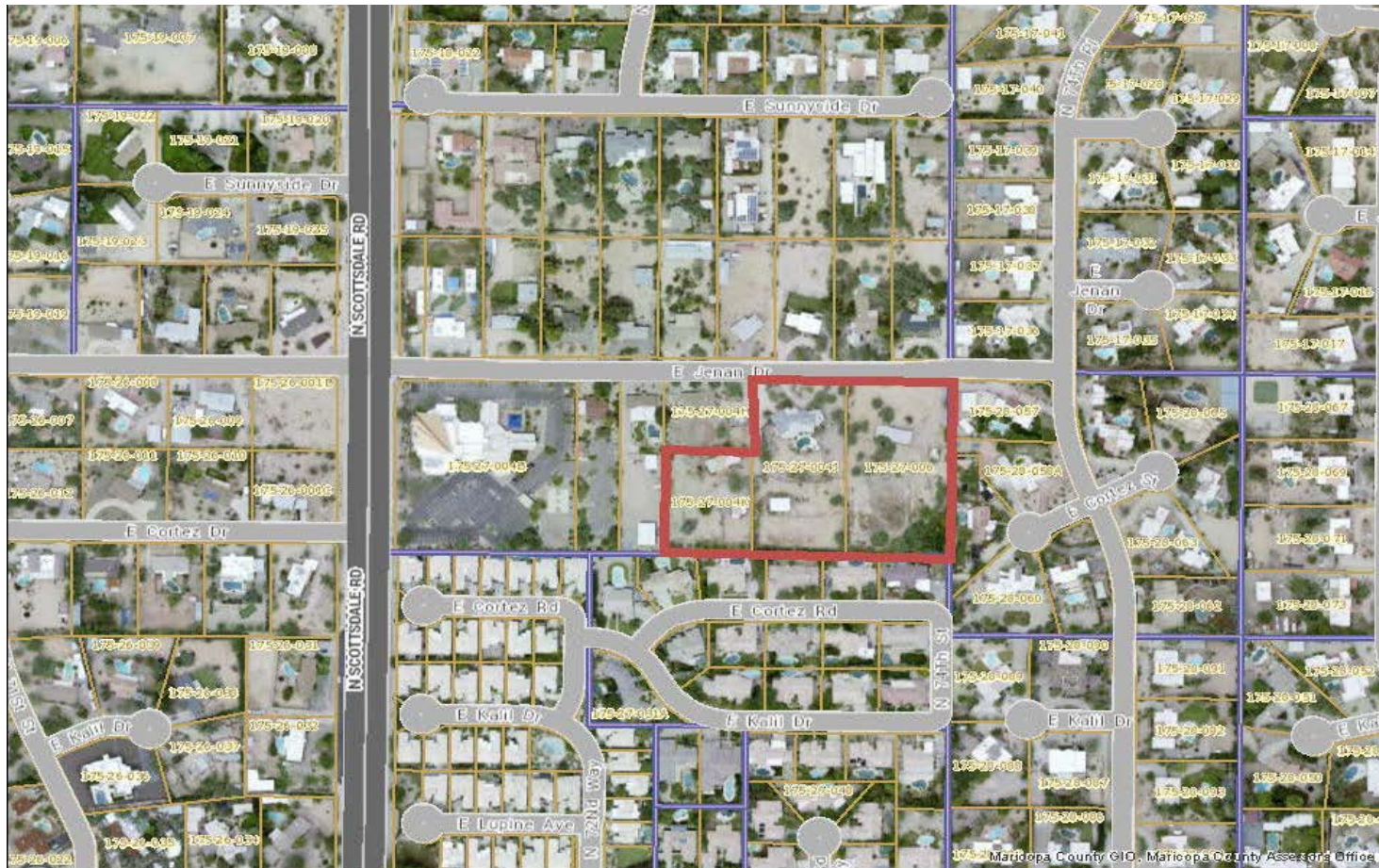
❖ Camelot Reserve

❖ Bocara

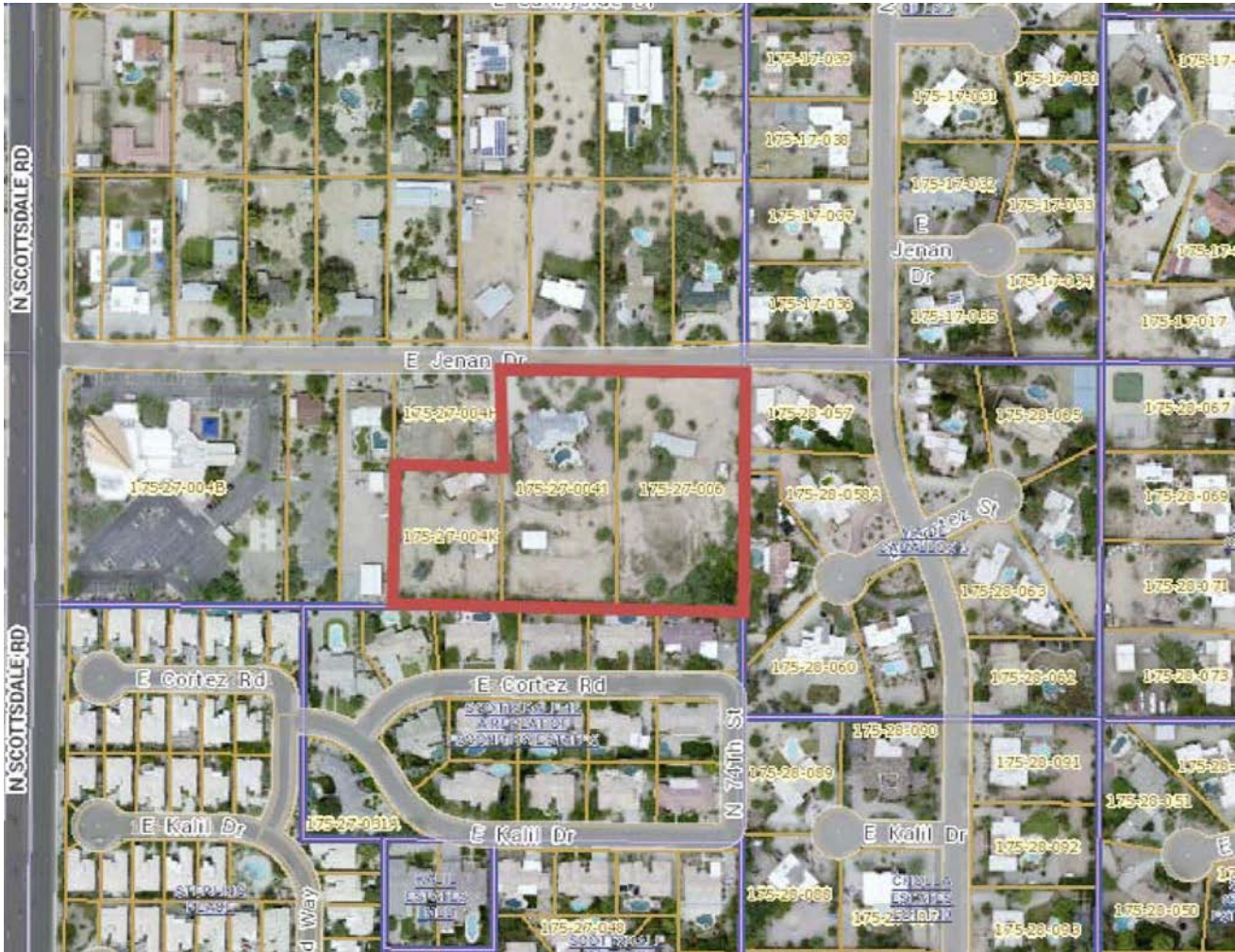
❖ White Horse



Location map



Location map



Property Status

- **Property currently owned by private parties**
- **In escrow w/ Camelot Homes**
- **General Plan calls for Suburban Residential 1-8 unit/acre**
- **Proposing R1-10 Zoning 3.1 units/acre**

Adjacent Use Map

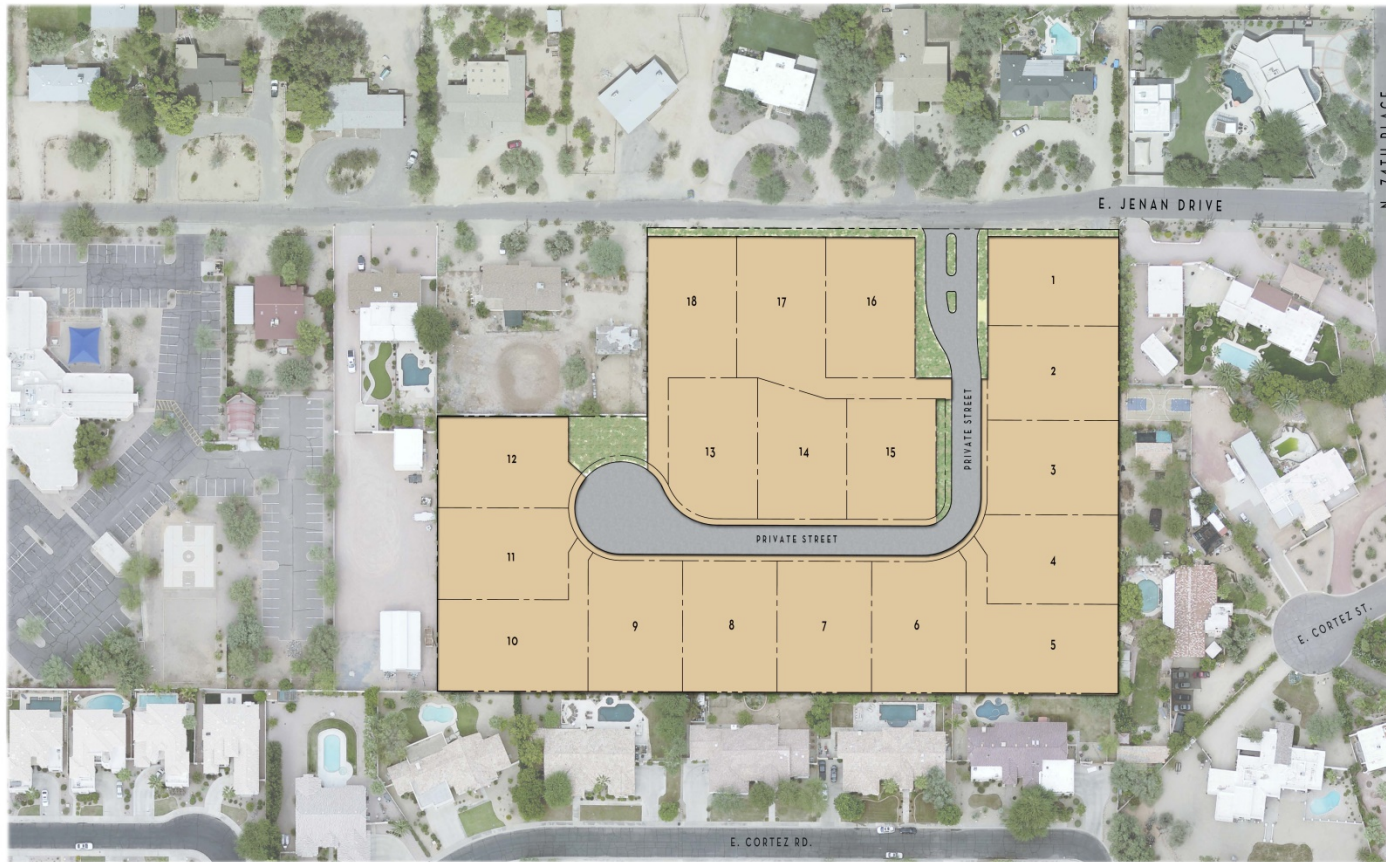


Proposed Development

Zoning	R1-10 PRD
Parcel Size	5.75 acres
Homes	18
Density	3.1 units/acre
Product Mix	3-4 Floor Plans 3,100 – 4,200 Sq. Ft. 3-6 Bedrooms 3-4 Car Garage
Height	30'
Anticipated Price Range*	\$900,000- \$1,000,000

*This is not an offer to sell or lease. No offer to sell or lease may be made and no offer to purchase or lease may be accepted prior to the issuance of the Arizona Department of Real Estate Subdivision Report

Conceptual Site Plan



CONCEPTUAL SITE PLAN
74TH PLACE & JENAN DRIVE | SCOTTSDALE, ARIZONA



Conceptual Entry



Conceptual Designs



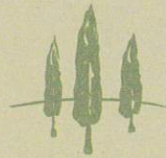
Conceptual Designs



Question and Answer Session



Exhibit B
to Citizen and Neighborhood Involvement
Report



CAMELOT HOMES

Aspire Higher™

May 11, 2018

Dear Neighbor:

Camelot Homes would like to invite you to a neighborhood meeting to discuss a proposed rezoning of three parcels located at 7313, 7315 and 7345 E. Jenan Dr. The meeting will be held on May 24th at 6pm at Starfire Golf Club, located at 11500 N. Hayden Rd., Scottsdale, AZ.

Camelot Homes is in escrow to acquire the properties but does not currently own the properties. The properties are zoned R1-35 and total 5.75 acres. Camelot plans to rezone the property from R1-35 to R1-10 PRD. The General Plan designation for the properties is Suburban Residential which allows for 1-8 units/acre. This proposed development would not require a change to the General Plan. The case number associated with our rezoning request is 175-PA-2018. The City planner assigned to this case is Jesus Murillo. His email is JMurillo@ScottsdaleAz.Gov and his phone number is (480) 312-7849.

Camelot plans to develop a gated neighborhood consisting of 17 ¼ acre lots. Jenan Dr. would be widened to accommodate more than the single lane of pavement that exists today and provide for a large landscape tract buffer on Jenan Dr. in front of the development. A site plan for the proposed development and an exhibit showing the General Plan designation for the area are enclosed with this letter.

For those of you who are not familiar with Camelot Homes, we're a local, family-owned company. Three generations of the Hancock family have been building luxury home communities in Arizona for over 40 years. We take pride in every home we build and our many award-winning communities are a testament to our dedication and commitment to excellence. We encourage you to check out our website at www.camelothomes.com or visit our Facebook page at www.facebook.com/CamelotHomesAZ to see more about who we are and to view some of the beautiful homes we build.

We look forward to meeting you on May 24th and sharing our proposed development plans for this site. We value your input. If you're unable to attend this meeting we'd be happy to arrange a separate meeting with you. Please free to email me at tomk@camelothomes.com or call 480-367-4316 if you have any questions or would like to arrange an alternate meeting time.

Sincerely,

Thomas Kirk
Chief Operating Officer

6607 North Scottsdale Rd., Suite H-100, Scottsdale, AZ 85250
ph: 480.367.4300 fx: 480.367.4350

www.camelothomes.com



ILLUSTRATIVE SITE PLAN
JENAN DRIVE AND 74TH PLACE

Rural Residential General
Plan < 1 unit/acre

Subject Site

Suburban Residential General
Plan 1-8 units/acre

HILLS JOHN E JR/KATHERINE S TR
7539 E JENAN DR
SCOTTSDALE, AZ 85260

HOLMGREN JAMES BRUCE
11802 N MILLER RD
SCOTTSDALE, AZ 85260

PAGE ANDREW D/JODY L TR
7432 E SUNNYSIDE DR
SCOTTSDALE, AZ 85260

REGAN ENTERPRISES LLC
19575 35TH CT
LAKE OSWEGO, OR 97034

LENZ THOMAS RAYMOND/JUDITH ANNE TR
11835 N 74TH PL
SCOTTSDALE, AZ 85260

LINDA J WASYLENKO TRUST
7434 E JENAN DR
SCOTTSDALE, AZ 85260

IRVIN REMER TRUST
PO BOX 5649
SCOTTSDALE, AZ 85261

WALLACE MATHEW T/APRIL M
7449 E JENAN DR
SCOTTSDALE, AZ 85260

EARLE DEREK E/CHERYL A
7433 E JENAN DR
SCOTTSDALE, AZ 85260

SHABAT MORDECHAI BEN/CHAYA M
11802 N 74TH PL
SCOTTSDALE, AZ 85260

KOJOUHAROV JORDAN
11818 N 74TH PL
SCOTTSDALE, AZ 85260

CHRISTENSEN KELLY A/JULIA L TR
11834 N 74TH PL
SCOTTSDALE, AZ 85260

BRYK RAYMOND/ANGELA R
12002 N 74TH PL
SCOTTSDALE, AZ 85260

MARSHALL BRADLEY D/ALLISON J TR
12018 N 74TH PL
SCOTTSDALE, AZ 85260

WOLFF FAMILY REVOCABLE TRUST
7336 E JENAN DR
SCOTTSDALE, AZ 85260

FD&H JENAN LLC
604 E BALBOA DR
TEMPE, AZ 85282

KOCH JOSHUA
7224 E JENAN DR
SCOTTSDALE, AZ 85260

JXS TRUST
7302 E JENAN DR
SCOTTSDALE, AZ 85260

SHEA CAPITAL LLC
10632 N SCOTTSDALE RD 167
SCOTTSDALE, AZ 85254

BENNETT IAN GEORGE DAVID/SHERYL KAE
7231 E SUNNYSIDE DR
SCOTTSDALE, AZ 85260

HALLIE V ADAMS REVOCABLE TRUST
7350 E JENNAN DR
SCOTTSDALE, AZ 85260

APPLEQUIST INGA MARIA
22458 NICOLAUS AVE
NICOLAUS, CA 95659

DONALD J GOETZ TRUST
7341 E SUNNYSIDE DR
SCOTTSDALE, AZ 85260

WILD DEWEY FAMILY TRUST
7244 E JENAN
SCOTTSDALE, AZ 85260

FD&H JENAN LLC
604 E BALBOA DR
TEMPE, AZ 85282

SCHROEDER JUDITH/7326 JENAN LLC
12035 N 74TH PL
SCOTTSDALE, AZ 85260

GANGSEI MARK T/KAREN S
7316 E JENAN DR
SCOTTSDALE, AZ 85260

ROSENTHAL DAVID
7237 E SUNNYSIDE DR
SCOTTSDALE, AZ 85260

PRUE-DALTON FAMILY TRUST
7303 E SUNNYSIDE DR
SCOTTSDALE, AZ 85260

GAULT JANET M TR
1833 OAKWOOD AVE
GLENDALE, CA 91208

CZERSKI ANDREW
6228 E PERSHING AVE
SCOTTSDALE, AZ 85254

LUE PING-CHANG & CHAO-MEI TR
7221 E SUNNYSIDE DR
SCOTTSDALE, AZ 85260

BHOW MONEESH DEEPAK/AMITI KIRAN
7331 E SUNNYSIDE DR
SCOTTSDALE, AZ 85260

WARTH CRAIG/ANNA
7306 E SUNNYSIDE DR
SCOTTSDALE, AZ 85260

FERRIE EDWARD B TR/ROCHE DARYL F TR
7345 E SIERRA VISTA DR
SCOTTSDALE, AZ 85250

HAYS GREGORY P/TRUDY S
7326 E SUNNYSIDE DR
SCOTTSDALE, AZ 85260

HAXBY JAMES W/SHERILL L TR
7336 E SUNNYSIDE DR
SCOTTSDALE, AZ 85260

SCHAFFNER CHRISTOPHER A/DEANNA J
7346 E SUNNYSIDE DR
SCOTTSDALE, AZ 85260

QUAN JIMMY TR
2929 E TURNEY AVE
PHOENIX, AZ 85016

COWAN MISTY
11624 N SCOTTSDALE RD
SCOTTSDALE, AZ 85254

RESERVE AT CLOUD NINE LLC
13054 N 14TH WY
PHOENIX, AZ 85022

MALLADI DINKAR/PADMAJA TR
7308 E CHOLLA ST
SCOTTSDALE, AZ 85260

PAK CHONG Y/KIM JULIANE B
7320 E CHOLLA ST
SCOTTSDALE, AZ 85260

NORTH SCOTTSDALE UNITED METHODIST CH INC
11735 N SCOTTSDALE RD
SCOTTSDALE, AZ 85260

REED MICHAEL H & KAY L
7245 E JENAN DR
SCOTTSDALE, AZ 85260

NORTH SCOTTSDALE UNITED METHODIST
CHURCH
11735 N SCOTTSDALE RD
SCOTTSDALE, AZ 85260

GREY SUSAN
PO BOX 6634
DENVER, CO 80206

STEELE KEVIN S/RENA M
7315 E JENAN DR
SCOTTSDALE, AZ 85260

BROWN LISA ALLISON REVOCABLE TRUST
24 W PASADENA AVE
PHOENIX, AZ 85013

WINN ALBERT L/KATHLEEN A
3803 E FLOSSMOOR CIR
MESA, AZ 85206

NELSON KEVIN PATRICK/BRITTNEY ANNE
7398 E CORTEZ RD
SCOTTSDALE, AZ 85260

LANGFORD MARTIN B/LAURIE
7376 E CORTEZ RD
SCOTTSDALE, AZ 85260

TATHAM R JOHN/RACHEL L
7352 E CORTEZ RD
SCOTTSDALE, AZ 85260

KRAUSE JEFFREY D/KELLY Y
7328 E CORTEZ RD
SCOTTSDALE, AZ 85260

LEWIS MICHAEL FRANCIS
7314 E CORTEZ RD
SCOTTSDALE, AZ 85260

ANGULO-KOWAL 2017 FAMILY TRUST
7302 E CORTEZ RD
SCOTTSDALE, AZ 85260

KLAUSNER FAMILY TRUST
7301 E KALIL DR
SCOTTSDALE, AZ 85260

ROSENWALD PETERS FAMILY TRUST
7303 E CORTEZ DR
SCOTTSDALE, AZ 85260

HUDSPETH RICHARD B
7327 E CORTEZ RD
SCOTTSDALE, AZ 85260-5432

LOREN AND KIMBERLY CHEA LIVING TRUST
7351 E CORTEZ RD
SCOTTSDALE, AZ 85260

KIRKE JEFFREY J/STEPHANIE K
7375 E CORTEZ
SCOTTSDALE, AZ 85260

SCOTT RICHARD E/KRISTIN L TR
7399 E CORTEZ RD
SCOTTSDALE, AZ 85260

JAMES C SEVERANCE TRUST
7396 E KALIL DR
SCOTTSDALE, AZ 85260

MARVIN JOY D/SZYMANSKI JAMES
7372 E KALIL DR
SCOTTSDALE, AZ 85260

KUSTER DANIEL H/MARY L
7348 E KALIL
SCOTTSDALE, AZ 85260

KUTZ FAMILY TRUST
7324 E KALIL DR
SCOTTSDALE, AZ 85260

BYARS ROBERT W/HILL-BYARS VENETIA
7331 E KALIL DR
SCOTTSDALE, AZ 85260

KHAN GHULAM M/FARHA N
7353 E KALIL DR
SCOTTSDALE, AZ 85260

KIMMEL FAMILY TRUST
7375 E KALIL DR
SCOTTSDALE, AZ 85260

AMIREH SAMI H/SUHA
7397 E KALIL DR
SCOTTSDALE, AZ 85260

BOGACZ FRANK J/PATRICIA M
7376 E CHOLLA
SCOTTSDALE, AZ 85260

BAUER SPOMENKO/MIRELLA TR
11409 N 73RD WAY
SCOTTSDALE, AZ 85260

DIRK AND AMY LEVERANT FAMILY TRUST
11435 N 73RD WY
SCOTTSDALE, AZ 85260

OWENS DAVID T/LISA E
11466 N 73RD WY
SCOTTSDALE, AZ 85260

KYPRIANOU ANDREAS C/HSIAO-KYPRIANOU
CHIH-WEN
11440 N 73RD WY
SCOTTSDALE, AZ 85258

HENK DEWAARD AND MEI-YING LI FAMILY REV TR
11414 N 73RD WY
SCOTTSDALE, AZ 85260

CHARLES J NOCHUMSON FAMILY TRUST
11477 N 72ND WY
SCOTTSDALE, AZ 85260

SELBY TODD J/JESSICA E
7265 E LUPINE AVE
SCOTTSDALE, AZ 85260

MOORE SIDNEY/CAREEN
12032 LAKE ERIE WAY SE
CALGARY AB
CANADA T2J2M1

ODAY BONNIE J TR/LARSON MARILYN R TR
7238 E LUPINE AVE
SCOTTSDALE, AZ 85260

FLORCZAK RALPH C/DIANE R
7246 E LUPINE AVE
SCOTTSDALE, AZ 85260

KAPLAN HEIDI L/PERLMUPTER DANIEL A
7254 E LUPINE AVE
SCOTTSDALE, AZ 85260

SHORE MARK S/JAN P
7262 E LUPINE AVE
SCOTTSDALE, AZ 85260

CHEN GLORIA HUANG
7270 E LUPINE AVE
SCOTTSDALE, AZ 85260

CAROLYN JEAN PARKER REVOCABLE TRUST I
7247 E KALIL DR
SCOTTSDALE, AZ 85260

HAY-TIPP ARIZONA REAL ESTATE REVOCABLE TRUST
7239 EAST KALIL DR
SCOTTSDALE, AZ 85260

GREGORY MICHAEL A
7231 E KALIL DR
SCOTTSDALE, AZ 85260

KARCH BARBARA E
7223 E KALIL DR
SCOTTSDALE, AZ 85260

BOMAN DARIUS/ANNE L
7215 E KALIL DR
SCOTTSDALE, AZ 85260

FIGUEROA JOSE R/LIZARRAGA MARIA A
670 N SIERRA AVENUE APT 3
NOGALES, AZ 85621

AKHAVAN MANSOUR/MEHRI
7224 E KALIL DR
SCOTTSDALE, AZ 85260

RUBENSTEIN FAMILY PARTNERSHIP
7232 E KALIL DR
SCOTTSDALE, AZ 85260

ELEANOR K FROST LIVING TRUST
7240 E KALIL DR
SCOTTSDALE, AZ 85260

WALKER KEITH G/MAXINE E
7248 KALIL DR
SCOTTSDALE, AZ 85260

TAKIGUCHI KAZUKO TR
7256 KALIL DR
SCOTTSDALE, AZ 85260

ZHANG YONG-HANG/SHUAI ZHIRUO
7259 CORTEZ DR
SCOTTSDALE, AZ 85260

CASPARI PETER L/ISABELLE TR
7251 E CORTEZ RD
SCOTTSDALE, AZ 85260

SILVERMAN STANLEY MARTIN/TRUDY D TR
7243 E CORTEZ RD
SCOTTSDALE, AZ 85260

CHAWLA DAVINDER K
7235 E CORTEZ RD
SCOTTSDALE, AZ 85260

BAGAI RAMESH/DEEPA/RAJESH
7227 EAST CORTEZ ROAD
SCOTTSDALE, AZ 85260

HERNANDEZ KATHRYN M/DOMINGO G
13982 W DESERT COVE RD
SURPRISE, AZ 85379

LAUREL L MILLER FAMILY LIVING TRUST
7218 E CORTEZ RD
SCOTTSDALE, AZ 85260

BREGER KEVIN/JACQUELINE S
7226 E CORTEZ RD
SCOTTSDALE, AZ 85260

FRY CLIFFORD R/JANICE D
7234 CORTEZ RD
SCOTTSDALE, AZ 85260

TRAVIS TIMOTHY
7242 E CORTEZ RD
SCOTTSDALE, AZ 85260

LEVINE VICTORIA S/JOSEPH JEAN
7250 E CORTEZ RD
SCOTTSDALE, AZ 85260

7258 E CORTEZ LLC
6501 E GREENWAY STE 103-195
SCOTTSDALE, AZ 85254

BUBEAR FAMILY TRUST
7906 TURNCREST DR
POTOMAC, MD 20854

SHAMROCK DESERT PROPERTIES LLC
1701 WHISTLEPIG LN
BROOMFIELD, CO 80020

DEVOST JOANNE M/GREENE TREVOR D G
9178-162A STREET
SURREY, BC
CANADA V4N5S4

SPEROS SURVIVORS TRUST
11485 N 72ND WAY
SCOTTSDALE, AZ 85260

SPEROS CHARLES J/LYNN D TR
8070 E MORGAN TR UNIT 210
SCOTTSDALE, AZ 85258

STERLING PLACE COMMUNITY ASSOCIATION
1600 W BROADWAY RD UNIT 200
TEMPE, AZ 85282

STERLING PLACE COMMUNITY ASSOCIATION
PO BOX 73259
PHOENIX, AZ 85050

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PO BOX 73259
PHOENIX, AZ 85050

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PHOENIX, AZ 85050

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PO BOX 73259
PHOENIX, AZ 85050

SCOTTSDALE SIXTEEN HOA
7300 E CORTEZ RD
SCOTTSDALE, AZ 85260

SWANICK JAMES M
921 SOUTHWOOD DR
FARGO, ND 58103

BEAN TERRY ALLAN/JANIS MARIE
433 BUTCHART DR
EDMONTON AB
CANADA T6R1Z5

SCOTTSDALE SIXTEEN HOA
7300 E CORTEZ RD
SCOTTSDALE, AZ 85260

DI PIAZZA ANTHONY R/CYNTHIA L TR
7532 E KALIL CIR
SCOTTSDALE, AZ 85260

ANTHONY PAUL FELLNER AND PEGGY ANN WHITE TR
11448 N MILLER RD
SCOTTSDALE, AZ 85260-5454

QUICK CANY M
7419 E JENAN DR
SCOTTSDALE, AZ 85260

FALCA TIMOTHY C
7418 E CORTEZ ST
SCOTTSDALE, AZ 85260

GRAY DIANE W
7402 E CORTEZ ST
SCOTTSDALE, AZ 85260

GINCH FAMILY TRUST
7401 E CORTEZ ST
SCOTTSDALE, AZ 85260

Longbottom Valerie L/Joshua D
7417 E CORTEZ
SCOTTSDALE, AZ 85260

HORN FAMILY TRUST
11601 N 74TH PL
SCOTTSDALE, AZ 85260

HARDY FAMILY TRUST
7431 E CORTEZ ST
SCOTTSDALE, AZ 85260

HART LUKE/MURDOCK MARCIE
7447 E CORTEZ
SCOTTSDALE, AZ 85260

WEINSTEIN BRUCE/JENNIFER
14500 N NORTHSIGHT BLVD STE 101
SCOTTSDALE, AZ 85260-3659

JOHNSON BRETT/HEATHER
7432 E CORTEZ ST
SCOTTSDALE, AZ 85260

WHITLEY FAMILY TRUST
11648 N MILLER RD
SCOTTSDALE, AZ 85260

WECHSLER HELENE
11632 N MILLER RD
SCOTTSDALE, AZ 85254

PALMER JEANNE/JASON E
11616 N MILLER RD
SCOTTSDALE, AZ 85260

THOMAS J GOTTSACKER REVOCABLE TRUST
11600 N MILLER RD
SCOTTSDALE, AZ 85260

JAUHAR AKASH/KATIC-JAUHAR SANJA
7402 E CHOLLA STREET
SCOTTSDALE, AZ 85260

WOLEVER MARTI LEE
7418 E CHOLLA ST
SCOTTSDALE, AZ 85260

ASHLEY FAMILY TRUST
7417 E KALIL DR
SCOTTSDALE, AZ 85260

SCHMIDT GERALD M/MARCIA A
7401 E KALIL DR
SCOTTSDALE, AZ 85260

GREGORY M CROW AND GAIL M CROW TRUST
7402 E KALIL DR
SCOTTSDALE, AZ 85260

SEMRO RYAN K/RACHEL E
7418 E KALIL DR
SCOTTSDALE, AZ 85260

GENDREAU DAVID C/MARY C TR
11449 N 74TH PL
SCOTTSDALE, AZ 85260

RYAN DANIEL F/MARY L TR
11433 N 74TH PL
SCOTTSDALE, AZ 85260

CARLIER JOHN S/ANNE-MARIE TR
11417 N 74TH PL
SCOTTSDALE, AZ 85260

Annette Petrillo
1169 E. Clovefield Street
Gilbert, AZ 85298

Audry Villaverde
Withey Morris, PLC
2525 E. Arizona Biltmore Circle; Suite A-212
Phoenix, AZ 85016

Chris Schaffner
7346 E. Sunnyside Dr.
Scottsdale, AZ 85260

Dan Sommer
12005 N 84th Street
Scottsdale, AZ 85260

David G. Gulino
7525 E. Camelback Road, Suite 104
Scottsdale, AZ 85251

Dr. Sonnie Kirtley
COGS
8507 East Highland Avenue
Scottsdale, AZ 85251

Ed Toschik, President
7657 E Mariposa Grande Dr
Scottsdale, AZ 85255

Guy Phillips
7131 E. Cholla St.
Scottsdale, AZ 85254

Jim Funk
Gainey Ranch Community Association
7720 Gainey Ranch Road
Scottsdale, AZ 85258

Jim Haxby
7336 E. Sunnyside Dr.
Scottsdale, AZ 85260

John Berry/Michele Hammond
Berry Riddell, LLC
6750 E Camelback Rd, Ste 100
Scottsdale, AZ 85251

John Washington
3518 N Cambers Court
Scottsdale, AZ 85251

Leon Spiro
7814 E Oberlin Way
Scottsdale, AZ 85266

Linda Whitehead
9681 E Chuckwagon Lane
Scottsdale, AZ 85262

Lori Haye
P.O. Box 426
Cave Creek, AZ 85327

Maricopa County Superintendent of Schools
4041 N. Central Avenue Suite 1200
Phoenix, AZ 85012

Mike McNeal, Supervisor
AT&T
1231 W. University Drive
Mesa, AZ 85201

Planning & Engineering Section Manager
Arizona State Land Department
1616 W. Adams Street
Phoenix, AZ 85007

Project Management
Arizona Department of Transportation
205 S. 17th Avenue MD 6012E
Phoenix, AZ 85007

Randall P. Brown
Spring Creek Development
7134 E. Stetson Drive; Suite 400
Scottsdale, AZ 85251

Richard Turner, Planning and Zoning
Administrator
Town of Fountain Hills
16705 E. Avenue of the Fountains
Fountain Hills, AZ 85268

Sherry Wagner/Right-of-Way Technician, SR.
Mail Station PAB348
P.O. Box 52025
Phoenix, AZ 85072

Withey Morris, PLC
2525 E. Arizona Biltmore Circle; Suite A-212
Phoenix, AZ 85016

Gammage & Burnham, PLC
2 N. Central Avenue, 15th Floor
Phoenix, AZ 85004

Arizona Commerce Authority
333 N. Central Avenue, Suite 1900
Phoenix, AZ 85004

Paradise Valley Unified School District
15002 N. 32nd Street
Phoenix, AZ 85032

Granite Reef Neighborhood Resource Center
1700 N Granite Reef Road
Scottsdale, AZ 85257

Southwest Gas Corporation
2200 N. Central Avenue Ste 101
Phoenix, AZ 85004

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Neighborhood Meeting - Jenan Property

May 24, 2018

Name	Address	Email	Phone
Cary Quick	7419 E JENAN DR	QUICKCARY@HOTMAIL.COM	480-423-9045
Jeff Krause	7328 E CORTAZ Rd	Jdkrtg@me.com	480-778-1502
Hallie Adams	7350 E. Jenan Dr	hallieadams1@gmail.com	480-399-7094
Jim & Sher Harby	7336 E Sunnyside Dr	chxby@cox.net	480 991-7768
Kelly Wickert	335 Ski Way #316, Incline ^{Village}	Jane Gofferga/4@hotmail	916-932-3292
Michael + Beverly Ashley	7417 E Kali Ln Scottsdale 85260	crostics@msn.com	480 9514861
Paul & Shari Stachura	10401 N 74th Place, Scottsdale 85260	PAULSTJ@COX.NET	

Neighborhood Meeting - Jenan Property
May 24, 2018

Name	Address	Email	Phone
Dave Wolff	7335 E Jenan Dr	dwofff29@gmail.com	480-239-6997
Mike & Kay Reed	7245 E. Jenan Dr	Kaymardkac@gmail.com	480-229-4718
Mark & Lorna HARDY	7431 E. CORTEZ ST.	mark.hardy@cox.net	480-451-7771
Mark & Karen Gangsei	7316 E. Jenan Dr.	kgangsei@cox.net	602-418-6195
Judy + Tom Lenz	11835 N. 74th Pl.	lenz2@cox.net	480-948-8460
Andy + Abby Page	7430 E. Sunnyside Dr	abbykaypage@cox.net	602-613-0919
Brad & Allison Marshall	12018 N. 74th Pl	gd2garder@yahoo.com	602-469-0586

Neighborhood Meeting - Jenan Property

May 24, 2018

Name	Address	Email	Phone
JORDAN KOJONHAROV	11818 N 24 th Pl 85260	JORDAN @ KOJONHAROV.COM	208-660-5190
LAUREN GREY	7309 JENAN	ims.lgrey@gmail.com	928-415-1575
Diane Gray	1402 E. Cortez St	arizonaladydiane@aol.com	480-948-8485
Krista Scott	7349 E. Cortez Rd.	Krisscottaz@gmail.com	602-625-8091
Ray + Angela Bryk	12002 N 74 th Place	raybryk@gmail.com	602-721-2287

Neighborhood Meeting - Jenan Property
May 24, 2018

Name	Address	Email	Phone
Stephane Kurke	7375 E Cortez Rd Scottsdale AZ 85260	SKurke2@cox.net	
Valerie & Josh Longbottom	7417 E. Cortez St. 85260	Joshlongbottom@gmail.com	
Chris Schaffner	7346 E. Sunnyside Dr. 85260	ChrisSchaffner@gmail.com	
Tom Purzak	12034 N. 74 TH PL 85260	TPURZAK@gmail.com	
Mark Wasylenko	7434 E JENAN DR 85260	MARK.WASYLENKO@gmail.com	

Neighborhood Meeting - Jenan Property

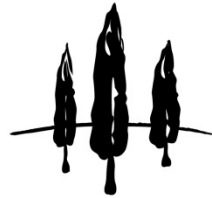
May 24, 2018

Name	Address	Email	Phone
Josh Koch	7224 E Jenan Dr	JKoch-12@hotmail.com	602-425-2007
Greg & Gail Crow	7402 E. Kalil Dr	worcgg@gmail.com	480-540-7480
WILL PRUE	7303 E SUNNYSIDE DR	will.prue@cox.net	202-494-8209



Jenan Neighborhood Meeting

May 24, 2018



CAMELOT HOMES

Aspire Higher™

Welcome

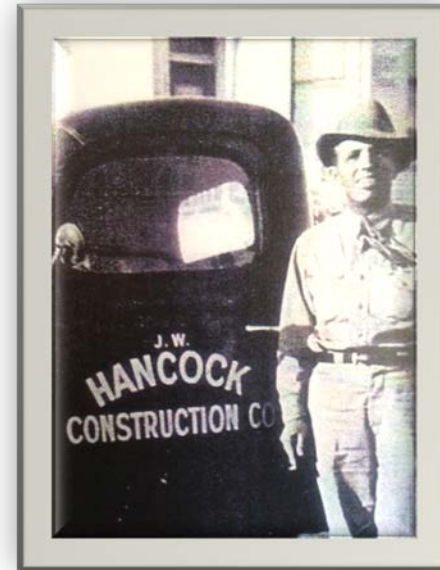
Agenda

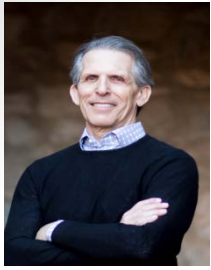
- ❖ Introductions
- ❖ Who is Camelot Homes
- ❖ Project Location map
- ❖ Proposed Development
- ❖ Site Plan and Renderings
- ❖ Questions and Answers



Who is Camelot Homes?

- ❖ Locally owned, family-run homebuilder.
- ❖ Building homes in Arizona since 1969.
- ❖ Founded on the belief that families want designs that
 - ❖ reflect their own unique lifestyle
 - ❖ Have timeless design elements,
 - ❖ Have authentic architecture
 - ❖ Have enduring value.
- ❖ Same values carry on today





Mark Hancock



Julie Hancock

Camelot Today



Cammie Hancock-Beckert



Tom Kirk

- ❖ Now lead by 2nd and 3rd generation of Hancock's
- ❖ Name synonymous with luxury homes
- ❖ A brand people aspire to own
- ❖ Award winning communities
- ❖ Attention to details
- ❖ Highly rated homebuyer experience



Tent Hancock



Chase Hancock



Camelot Homes Scottsdale Communities

❖ McCormick Ranch

❖ McDowell
Mountain Ranch

❖ Grayhawk

❖ DC Ranch

❖ Silverleaf

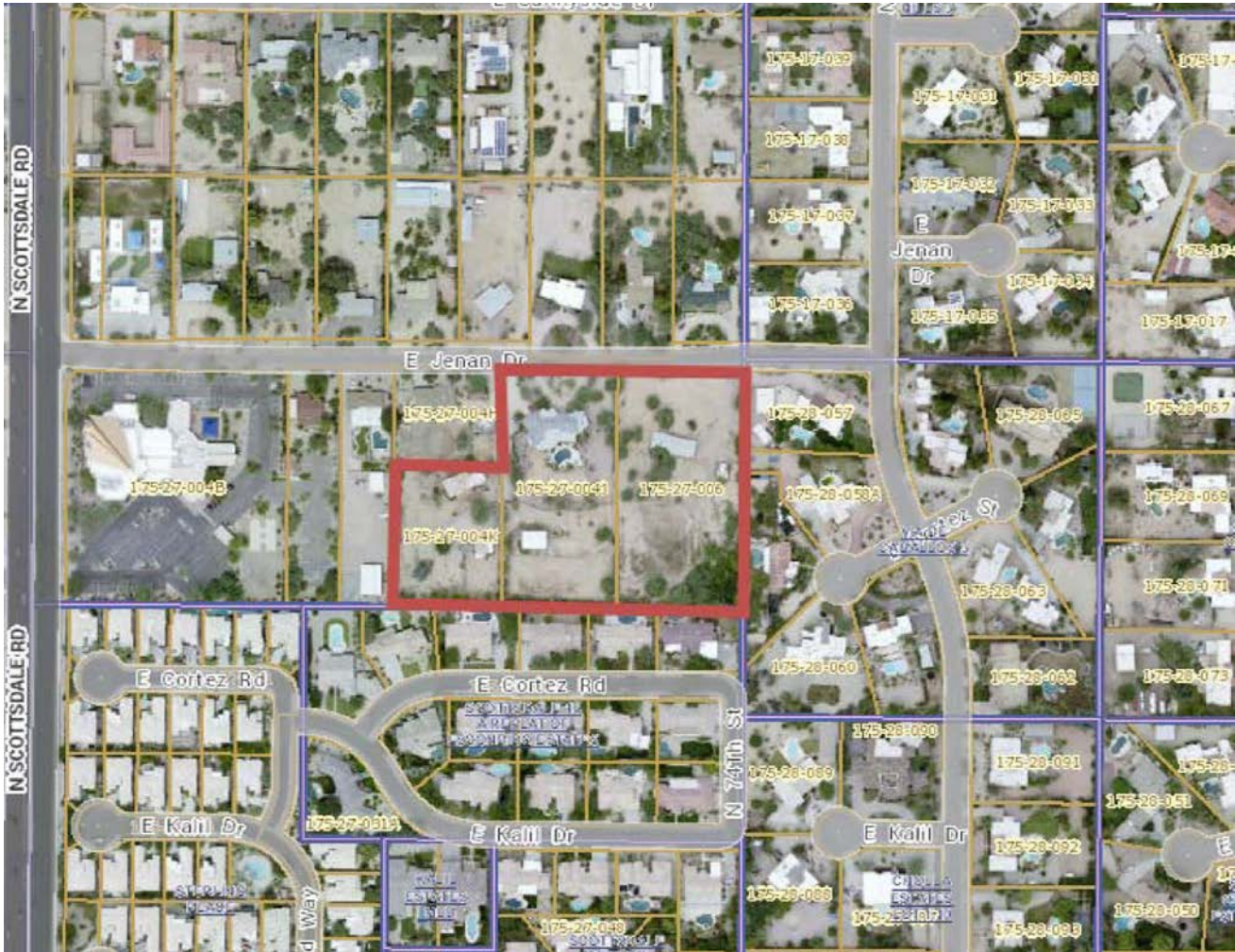
❖ Camelot Reserve

❖ Bocara

❖ White Horse



Location map



Property Status

- **Property currently owned by private parties**
- **In escrow w/ Camelot Homes**
- **General Plan calls for Suburban Residential 1-8 unit/acre**
- **Proposing R1-10 Zoning 2.9 units/acre**

Adjacent Use Map



Proposed Development

Zoning	R1-10 PRD
Parcel Size	5.75 acres
Homes	17
Density	2.9 units/acre
Product Mix	3-4 Floor Plans 3,100 – 4,200 Sq. Ft. 3-6 Bedrooms 3-4 Car Garage
Height	Single Story
Anticipated Price Range*	\$900,000- \$1,000,000

*This is not an offer to sell or lease. No offer to sell or lease may be made and no offer to purchase or lease may be accepted prior to the issuance of the Arizona Department of Real Estate Subdivision Report

Conceptual Site Plan



ILLUSTRATIVE SITE PLAN
JENAN DRIVE AND 74TH PLACE

collectiV



Conceptual Entry



ENTRY GATE
JENAN DRIVE AND 74TH PLACE

Conceptual Designs



Conceptual Designs



Question and Answer Session



Exhibit C
to Citizen and Neighborhood
Involvement
Report

Tom Kirk

From: Quick Machinery Sales <sales@qmsused.com>
Sent: Friday, May 11, 2018 10:21 AM
To: Tom Kirk
Subject: OBJECTIONS TO BUILD
Attachments: CARYScan.pdf; CARY.pdf

Thomas,

I hope you are well. Please find a couple of PDF files attached. They depict signed petitions/signed letter of objections to the proposed plan of Camelot homes to build on the South side of Jenan. Tom WE don't want this. I have spoken also with a couple of people behind the southern wall (what I call sweet 16 Tommy Cavanaugh), which signed the petition as well, with others ready to sign. but time ran out and was not able to get the their signatures. I hope this at least makes you and Camelot homes aware of our position, and to consider our heartfelt desires and objections not build in our quiet neighborhood.

Sincerely,
Cary Quick

14770 North 78th Way, Suite B
Scottsdale, AZ 85260
(480) 423-9045
sales@qmsused.com



Quick Machinery Sales | 14770 North 78th Way Suite B | Scottsdale AZ 85260
P (480) 423-9045 | F (480) 423-9046 | sales@QMSused.com

[Home](#) | [Specials](#) | [Inventory](#) | [Quote](#) | [We Can Find It](#) | [Services](#) | [Contact Us](#)

WE THE BELOW SIGNED PROPERTY OWNERS OBJECT TO THE PROPOSED PLAN OF CAMELOT HOMES BUILDING 18 HOMES ON 3 PARCELS COMPRISING 5.7 ACRES... WE ALL LIVE WITHIN 700 FEET OF THE PROPOSED PLAN BY THE BUILDER CAMELOT HOMES TO BUILD ON THE SOUTH SIDE OF THE 7300 BLOCK OF JENAN DR. IN SCOTTSDALE. WE ARE NOT IN FAVOR OF CHANGING OUR CURRENT R 1 35 ZONING REGULATIONS. WE WANT TO MAINTAIN THE CURRENT ZONING CODE OF A MINIMUM OF 3/4 OF AN ACRE OF WHICH TO LIVE AND BUILD. WE ENJOY OUR QUIET NEIGHBORHOOD WITH IT'S LITTLE QUAINT ROAD JENAN, THAT ADDS TO THE CHARACTER WE HAVE ALL BECOME ACCUSTOMED TO AND ENJOY. WE ENJOY THE PEACE AND QUIET OF OUR NEIGHBORHOOD. ALL THIS WOULD BE LOST WITH THIS PROPOSED HIGH DENSITY DEVELOPMENT, NOT TO MENTION THE INCREASED TRAFFIC WE WOULD HAVE TO ENDURE. IT IS BAD ENOUGH THAT PEOPLE USE JENAN FOR ALTERNATIVE TRAFFIC ROUTES, AND DESTINATIONS. WE WOULD ALL LIKE TO SEE OUR CURRENT ZONING REGULATIONS UPHELD. THERE ARE OTHER BUYERS INTERESTED IN THIS PROPERTY WHO WOULD HONOR THE CURRENT ZONING REGULATIONS. WE DO NOT HAVE TO SETTLE FOR TWO STORY HOUSES PEERING INTO OUR BACKYARDS. WE ALL TRUST THAT THE CITY OF SCOTTSDALE WILL DENY THEIR REQUEST FOR ZONING CHANGES.

THANK YOU.

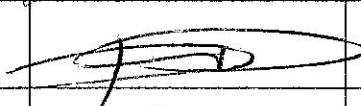
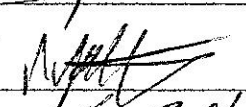
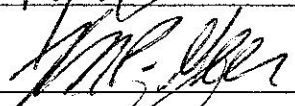
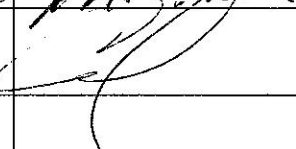
RESPECTFULLY SUBMITTED BY NEIGHBORS WHO CARE.

Name	Property	Signature	Date
Diane Gray	7402 E. Cortez	Diane Gray	5/5/2018
Barry Gindt	7401 E Cortez	Barry	5/5/2018
Josh Low	7417 E. Cortez		5/5/2018
Dave Wolff	7336 E. Jenan	Dave Wolff	5/5/18
EVAN JONES	7326 E. Jenan	Evan Jones	5/5/18
Kay Reed	7245 E. Jenan	Kay Reed	5-5-18
Trina Falca	7418 E. Cortez St	Trina Falca	5-5-18

WE THE BELOW SIGNED PROPERTY OWNERS OBJECT TO THE PROPOSED PLAN OF CAMELOT HOMES BUILDING 18 HOMES ON 3 PARCELS COMPRISING 5.7 ACRES... WE ALL LIVE WITHIN 700 FEET OF THE PROPOSED PLAN BY THE BUILDER CAMELOT HOMES TO BUILD ON THE SOUTH SIDE OF THE 7300 BLOCK OF JENAN DR. IN SCOTTSDALE. WE ARE NOT IN FAVOR OF CHANGING OUR CURRENT R 1 35 ZONING REGULATIONS. WE WANT TO MAINTAIN THE CURRENT ZONING CODE OF A MINIMUM OF 3/4 OF AN ACRE OF WHICH TO LIVE AND BUILD. WE ENJOY OUR QUIET NEIGHBORHOOD WITH IT'S LITTLE QUAINT ROAD JENAN, THAT ADDS TO THE CHARACTER WE HAVE ALL BECOME ACCUSTOMED TO AND ENJOY. WE ENJOY THE PEACE AND QUIET OF OUR NEIGHBORHOOD. ALL THIS WOULD BE LOST WITH THIS PROPOSED HIGH DENSITY DEVELOPMENT, NOT TO MENTION THE INCREASED TRAFFIC WE WOULD HAVE TO ENDURE. IT IS BAD ENOUGH THAT PEOPLE USE JENAN FOR ALTERNATIVE TRAFFIC ROUTES, AND DESTINATIONS. WE WOULD ALL LIKE TO SEE OUR CURRENT ZONING REGULATIONS UPHELD. THERE ARE OTHER BUYERS INTERESTED IN THIS PROPERTY WHO WOULD HONOR THE CURRENT ZONING REGULATIONS. WE DO NOT HAVE TO SETTLE FOR TWO STORY HOUSES PEERING INTO OUR BACKYARDS. WE ALL TRUST THAT THE CITY OF SCOTTSDALE WILL DENY THEIR REQUEST FOR ZONING CHANGES.

THANK YOU.

RESPECTFULLY SUBMITTED BY NEIGHBORS WHO CARE.

Name	Property	Signature	Date
Hellie Adams	7350 E. Jenan	Hellie Adams	5/4/18
mordechai BenShabat	11802 N. 74th PL.		5/6/18
Richard John Tatham	7352 E. Cortez Rd		5/6/18
Kevin Nelson	7348 E. Cortez Rd Scottsdale, AZ 85260		5/6/18
Cary Glick	7419 E JENAN SCOTTSDALE AZ 85260		5/11/18

Tom Kirk

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Wednesday, May 16, 2018 5:01 PM
To: Tom Kirk
Subject: FW: Case #175-PA-2018
Attachments: Camelot Homes letter 05.16.2018.pdf

FYI

From: Scott Crozier <scott@pcentaz.com>
Sent: Wednesday, May 16, 2018 3:58 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Cc: Cheri Crozier (crozierweb@cox.net) <crozierweb@cox.net>
Subject: Case #175-PA-2018

I am totally 100% opposed to this proposal. This is in no way consistent of our neighborhood. The amount of traffic that goes through our neighborhood due to the school on Jenan is bad enough. I can't imagine what 17 additional homes is an area that should be 3 homes would do to our neighborhood and the value of our homes.

Scott Crozier
7448 E Sunnyside Dr
Scottsdale, AZ 85260

Tom Kirk

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Wednesday, May 16, 2018 6:21 PM
To: Tom Kirk
Subject: FW: 175PA2018

FYI

-----Original Message-----

From: Janice Crozier <janicemcrozier@gmail.com>
Sent: Wednesday, May 16, 2018 6:10 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: 175PA2018

I am writing you in regard to the attempt to build 17 homes on Jenan between 74th Place and Scottsdale Road. I can not imagine how anyone would allow so many homes to be built on Jenan with the only access being a neighborhood street, that being North 74th Place and the other access being Scottsdale Road. We have enough problems with cars racing down our street during rush hour to miss the intersection of Cactus and Scottsdale Road. There is also the issue of the physical condition of the Jenan. Why has the street been so unattended all of these years? Even adding two or three homes on this street would add unreasonable traffic to our street. Please do not allow this to happen.

Thank You, Janice Crozier

Sent from my iPhone

Tom Kirk

From: Barbara <bmhallum@gmail.com>
Sent: Wednesday, May 16, 2018 6:33 PM
To: Tom Kirk
Subject: Proposed Jenan development

We received your letter with the information on the proposed new home development. As a native Arizona, I am delighted a great Arizona company will be making this happen. We live at 7327 E Cortez Rd. in the Scottsdale Sixteen development

We are supportive and wish you the best of the luck in this project.

--

Barbara McKay Hallum
Richard Hudspeth

Tom Kirk

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Wednesday, May 16, 2018 6:00 PM
To: Tom Kirk
Subject: FW: Case #175-PA-2018

FYI

-----Original Message-----

From: Anne-Marie Carlier <acarlier@cox.net>
Sent: Wednesday, May 16, 2018 5:53 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: Case #175-PA-2018

Dear Mr. Murillo,

My hope is that as a Scottsdale city official your desire would be to improve property values and the reputation of quiet family neighborhoods. This proposal by Camelot Homes would be a blight on our neighborhood. The amount of traffic so many homes would add to a very rural street, with no sidewalks or street lights and barely enough room for two cars to pass each other, would be a frustration at the least and dangerous at worst. People here walk dogs, push strollers, ride horses and bikes along the sides of the streets well into the evening enjoying the quiet and lack of traffic. Please respect the quiet family atmosphere of our neighborhood and do not allow the horrible disruption of a condensed subdivision. Thank you for your consideration.

Sincerely
Anne-Marie Carlier
11417 North 74th Place
Scottsdale, AZ 85260

Tom Kirk

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Thursday, May 17, 2018 1:17 PM
To: Tom Kirk
Subject: FW: Case Number: 175-PA-2018

FYI

From: Josh Longbottom <joshlongbottom@gmail.com>
Sent: Thursday, May 17, 2018 12:31 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Cc: Valerie Longbottom <vallongbottom@gmail.com>
Subject: Case Number: 175-PA-2018

Dear Mr. Murillo,

I am writing to oppose the re-zoning of the parcels on Jenan drive per case number 175-PA-2018. Adding 17 homes where there are currently only 3 would negatively impact the quality of life for all surrounding lots.

Sincerely,
Josh Longbottom
7417 E. Cortez Street
Scottsdale, AZ 85260.

Tom Kirk

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Friday, May 18, 2018 4:54 PM
To: Tom Kirk
Subject: FW: About the Camelot Homes Plan to rezone

From: arizonaladydiane@aol.com <arizonaladydiane@aol.com>
Sent: Friday, May 18, 2018 11:24 AM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: About the Camelot Homes Plan to rezone

Dear Jesus,

I am one of ALL of the residents that surround the proposed rezoning request of Camelot Homes. NONE of us are in favor of turning this parcel of land into DENSITY. There are other buyers interested in this parcel now that it is being properly marketed. We do not have to try to JAM this huge amount of homes on this proposed site some of them being two story. The zoning request is 175-PA-2018. Please join with us in keeping our Neighborhood on Jenan large R1-35 and not allowing this money bags big time builder to smooze his way and change zoning.

I spoke with Kieth Niederer and corresponded with him by email too and he was so nice and informative. He assured me that we would be heard.

I am asking the City of Scottsdale to stand behind it's residents as I have lived here since 1974 as have many of the people that signed the objection letter. I have not found ONE person who is in favor of this development coming to our quiet neighborhood.

I put together the objection letter and it will be going out today. It is signed by ALL of the neighbors. This is not something we want in our neighborhood.

Sincerely,
Diane Gray

Tom Kirk

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Friday, May 18, 2018 4:55 PM
To: Tom Kirk
Subject: FW: Case # 175-PA-22018

FYI

From: Dan Ryan <camlo4@cox.net>
Sent: Thursday, May 17, 2018 9:37 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Cc: am@carlier.com
Subject: Case # 175-PA-22018

Mr Murillo,

I imagine by now you have been deluged with objections from my fellow homeowners about the Camelot Homes proposal on E Jenan Drive. I am the original owner of my home since 1979 and have thoroughly enjoyed the neighborhood as we raised our two children. The neighborhood has a certain character brought about by the lack of traffic and noise, the well tended 1 acre lots and the sense of calmness. There is a quiet family atmosphere enjoyed by our neighbors and friends that keeps us here to enjoy the blessing of living in Scottsdale. Jim and Joann Lane live a few blocks over and can attest to the benefits of living off the beaten track. Herb Drinkwater loved it so much that he lived directly west across Scottsdale Road for years.

What this Camelot proposal is doing is turning all of this on its ear and destroying forever the cherished character of our community. I can think of no one in our community who would think that high density housing, excessive traffic, danger to pedestrians, increased demand on Scottsdale schools and decreased property values are a smashing idea and that we would all benefit from having all of the above. This is not the place for this project and surely this will not be Camelot for any of us.

I strongly object to this proposed rezoning to R1-10 PRD and urge you to listen to the people who live here and whom you represent. How about the Hancock family building two luxury homes for which they are famous and perhaps living in one of them to experience what we have and want to preserve. Clearly, they would be better served to withdraw from escrow, save their money and move on to a more appropriate venue. We will continue to vigorously defend our position and demand that we be heard over the din of money and big time development.

Semper Fidelis,

Dan Ryan
11433 N. 74th Place
Scottsdale, AZ 85260
602-312-5535

Tom Kirk

From: Tim Falca <tfalca@hotmail.com>
Sent: Sunday, May 20, 2018 10:36 AM
To: Tom Kirk
Subject: Jenan Project
Attachments: OffCortezRd.pdf

Hello Tom,

Thank you for your letter, I'm a homeowner that will be impacted by your proposed 17 home expansion (I'm at 7418 E Cortez St.). Although I appreciate wanting to do something with this land, I will oppose your project as much as possible with the city and word-of-mouth with my neighbors. Unfortunately, Jenan is not a street that can support an additional 17 families. The traffic on that road is busy already, the road is too small, and there is no light- and absolutely don't need one off Jenan onto Scottsdale. It would also likely decrease my property value!

If you want to add 17 houses, you should consider purchasing a home on Cortez Drive, then tear it down and extend the housing community north (see .pdf). I'd prefer not having an additional 17 houses in my neighborhood, but the land is a bit wasted right now, so this would be an acceptable compromise in my book. It would keep the traffic off Jenan and put onto Cholla, where there is a light and nice wide roads.

Or, purchase the properties and put in 5 nice luxury homes. It would limit traffic, help property value, and would be inline with the current neighborhood homes. I'm sure you would still be able to turn a nice profit.

I won't be able to attend the meeting, but my neighbors will be there opposing the expansion.
Thank you,

Tim Falca
602.999.7546
tfalca@hotmail.com

Tom Kirk

From: Robert Byars <rwbyars@yahoo.com>
Sent: Monday, May 21, 2018 10:22 AM
To: Tom Kirk
Cc: jmurillo@scottsdaleaz.gov
Subject: Rezoning of Jenan Dr. for Camelot Homes Developement

Hi Thomas,

Many of the Scottsdale Sixteen folks have expressed an interest in attending your planned meeting, but the 24th is in conflict with many local events including elementary, middle school and high school graduations. I think that only a couple can make that date.

Can we pick another date where our residents can attend? I'll reach out to see what days work best and get back to you shortly.

Thank you,

Bob Byars
602 899 3622 cell

Tom Kirk

From: gd2garden <gd2garden@yahoo.com>
Sent: Friday, May 25, 2018 10:16 AM
To: jlane@scottsdaleaz.gov; citycouncil@scottsdaleaz.gov; jmurillo@scottsdaleaz.gov
Cc: Tom Kirk
Subject: residential zoning case 175-PA-2018 - neighbor input
Attachments: Camelot Homes letter 05.16.2018.pdf

Good morning,

We reside on 74th PL between Cactus and Cholla Rds. This email is in response to zoning case 175-PA-2018 by Camelot Homes to build 17 homes on lots on Jenan Road just west of 74th PL. We have lived in our neighborhood for 18 years and we feel that the large lot size afforded by our current zoning offers something special to those that live here. If you drive down 74th PI or Jenan Rd you will find ranch style homes on roughly one acre lots or larger. It is a horse property community designed with beautiful, large yards and large lots; certainly not anything close to a gated, small lot design community that Camelot has proposed to build in the middle of our neighborhood.

Last night we attended the meeting held by Camelot Homes to hear about their plans and listen to neighborhood input. We understand that developers are in business to make money, but we also feel that it is the job of the mayor, council and other city employees to ensure that residents' concerns are taken into account and heavier weighting is given to the surrounding neighborhood and design that has been here for many years. We do not take our significant investment in our homes and neighborhood lightly and would expect that our city representatives would do the same.

In a nutshell, like many other neighbors that were in attendance last night we are in strong opposition to Camelot Homes zoning request to put 17 homes on 1/4 acre lots. Camelot's design proposal which is unlike anything around it on Jenan Rd or 74th PI makes no sense if their intent is "to work with the neighborhood" as they stated last night. As it currently stands our neighborhood is already having to deal with the traffic from the Methodist Church and the school on the eastern corners of Jenan Rd and Scottsdale Rd.. Seventeen additional homes and their associated cars are not what our neighborhood needs especially considering the fact that Jenan Rd is much narrower than the typical neighborhood road. Additional traffic is only bound to use 74th PI due to this situation.

We urge each of you to deny Camelot Home's zoning request and to retain the current R1-35 zoning of the lots that Camelot Homes is currently in escrow on. Their zoning request does not conform to the current design and makeup of our neighborhood, adds an unacceptable amount of traffic to an already busy, constricted street and causes potential downside to the investments we have made in a neighborhood of large lot, large yard homes. The "right thing" for Camelot Homes to do would be to build seven, ranch style homes under the current zoning to match the immediate surrounding neighborhood on 74th PI and Jenan Rd..

Please represent the people that elect you and do the thing that is logically and reasonably right to do. We honestly believe that if you were our neighbor you would want the same.

Thank you for your consideration of this email. We have attached the correspondence we received from Camelot Homes for your reference.

Regards,

Brad and Allison Marshall

Tom Kirk

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Friday, May 25, 2018 5:03 PM
To: gd2garden; Lane, Jim; City Council
Cc: Tom Kirk
Subject: RE: residential zoning case 175-PA-2018 - neighbor input

Hello Mr. and Mrs. Marshall,

Thank you for your thoughts and I appreciate your sharing your comments. As of now, Staff has had a pre-application meeting with the applicant, but a formal application has not been submitted. From this point forward, I will be sure to keep you informed on the project's progress through the development process. I will be sure that your comments are placed in the case folder as part of the record in opposition. I will also be providing your communication in all of staff's future reports, if/as the project moves forward.

Your communication will now be a part of the public comment, and I wanted to point out that the applicant has asked staff to provide any communication to them received by staff. I will be obliging them since this email is public record.

Please feel free to contact me with any further questions or comments.

Sincerely,

Jesus

From: gd2garden <gd2garden@yahoo.com>
Sent: Friday, May 25, 2018 10:16 AM
To: Lane, Jim <JLane@ScottsdaleAZ.Gov>; City Council <CityCouncil@scottsdaleaz.gov>; Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Cc: tomk@camelothomes.com
Subject: residential zoning case 175-PA-2018 - neighbor input

Good morning,

We reside on 74th PL between Cactus and Cholla Rds. This email is in response to zoning case 175-PA-2018 by Camelot Homes to build 17 homes on lots on Jenan Road just west of 74th PL. We have lived in our neighborhood for 18 years and we feel that the large lot size afforded by our current zoning offers something special to those that live here. If you drive down 74th PI or Jenan Rd you will find ranch style homes on roughly one acre lots or larger. It is a horse property community designed with beautiful, large yards and large lots; certainly not anything close to a gated, small lot design community that Camelot has proposed to build in the middle of our neighborhood.

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neighborhood needs especially considering the fact that Jenan Rd is much narrower than the typical neighborhood road. Additional traffic is only bound to use 74th PI due to this situation.

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Please represent the people that elect you and do the thing that is logically and reasonably right to do. We honestly believe that if you were our neighbor you would want the same.

Thank you for your consideration of this email. We have attached the correspondence we received from Camelot Homes for your reference.

Regards,

Brad and Allison Marshall

Tom Kirk

From: paulst1@cox.net
Sent: Saturday, May 26, 2018 10:48 AM
To: JMurillo@scottsdaleaz.gov; citycouncil@ScottsdaleAz.gov
Cc: Julie Hancock; Tom Kirk
Subject: Requesting to retain R1-35 on Jenan Street id# 175-PA-2018

Importance: High

Dear Scottsdale Zoning Decision Makers:

We are requesting NO zoning change and to remain at R1-35, for the 5.74 Acre property at Site address: 7313,7315,7345 E JENAN DR, SCOTTSDALE, AZ 85260. Pre-Application id: 175-PA-2018

A high-density, gated community on Jenan Street would negatively impact all surrounding home property values with higher traffic and other negatives in a currently zoned R1-35/horse property neighborhood area. We welcome improvements to those parcels and street widening on Jenan Street, but believe R1-35 is essential.

The historical zoning changes from R1-35 to R1-10 that have been approved are on the periphery of our neighborhood such as Sterling Place have a border on Scottsdale Rd. This development has increased traffic and changed the look of our neighborhood. But SO FAR, no zoning changes for infill projects have occurred within the interior of our neighborhood. We are very concerned that if this zoning change to R1-10 is approved then this will set a precedent for more changes to our neighborhood in the future.

Thank you for your consideration to retain R1-35 on Jenan Street.

Sincerely,
Paul Steadmon
11401 N. 74TH Place
Scottsdale, AZ 85260
Paulst1@cox.net

Tom Kirk

From: paulst1@cox.net
Sent: Saturday, May 26, 2018 10:48 AM
To: Julie Hancock; Tom Kirk
Subject: Requesting to retain R1-35 on Jenan Street id# 175-PA-2018

Importance: High

Dear Camelot homes,

We greatly appreciated your meeting describing your project options for Jenan Street. We welcome development on those parcels and street widening on Jenan Street but believe R1-35 is essential.

At R1-35, we hope you will consider the most beautiful homes possible, and not necessarily two-story (maybe basements?), but we will fully support Camelot Homes' approach at R1-35.

Please also review the Portales Del Sol project on North 76th Place as a great example of an infill project of beautiful homes at R1-35 delivering significant improvements to property values for immediate and surrounding neighborhoods.

Thank you for your consideration to move forward on your Jenan Street project at R1-35.

Sincerely,
Paul Steadmon
11401 N. 74TH Place
Scottsdale, AZ 85260
Paulst1@cox.net

Tom Kirk

From: Crystal_Horn <crystal.horn@cox.net>
Sent: Tuesday, May 29, 2018 8:01 AM
To: Tom Kirk
Subject: Opposition to Camelot Homes Zoning Change at 74th Pl and Jenan

I am writing to express my strong opposition to Camelot Homes zoning change request at 74th PL and Jenan in Scottsdale (85260).

We are not in support of this zoning change request to put 17 homes on ¼ acre lots in a gated community. This zoning change would affect neighbor's long-term investments in our homes/neighborhoods, create traffic concerns, flooding issues currently known for those lots/water drainage plan, safety concerns (school bus/traffic), and non-conformity to current neighborhood design of large lots/large yards/horse properties.

Bottom line, the design of 17 gated homes just does not match our neighborhood aesthetic and we already feel like the traffic on 74th PL and Jenan is worse than it ought to be given the school and church locations, and the narrowness of Jenan Rd.. I'd say it's fair to say that 74th PL is going to be the favored, alternative route for residents of an additional 17 homes. This poses a safety risk to my children and others in our neighborhood. Jenan is not built to accommodate the number of homes Camelot is proposing. The acreage purchased also does not support near this many homes.

Very concerned homeowner,

Crystal Horn
crystal.horn@cox.net
480 459 1122

Tom Kirk

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Friday, November 2, 2018 2:20 PM
To: Tom Kirk
Subject: FW: 175-PA 2018 rezoning application for Jenan site

FYI

From: Beverly Ashley <bevashley9@hotmail.com>
Sent: Tuesday, October 30, 2018 6:38 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: 175-PA 2018 rezoning application for Jenan site

Dear Mr. Murillo.

My husband and I live on 7417 E Kalil off 74th Place, just a couple blocks from Camelot's proposed site for their zoning change request. We bought our home largely based on its quiet, tranquil neighborhood. Our kids grew up playing on our neighborhood roads with bikes and skates. There was little traffic which was a huge selling point for us to buy here.

Camelot ramroded the community discussions it held, not at all interested in our pleas for low density. It said if we fought their zoning plan, they would build 7 two story homes which would overlook the yards of the neighbors behind it. That was their only fallback position if zoning changes were not approved and they said we had no sway how high their homes would be if they were limited to 7 homes under current zoning. They needed the 2 stories to make their profits on smaller concrete footprints.

Jenan can barely handle the current traffic. It cannot easily accommodate 2 passing cars right now and garbage trucks and school busses cause the traffic to stand still. With the growth in Scottsdale with the now normal rush hour gridlock on Shea, Scottsdale and Cactus Streets, many more cars are using our side streets to avoid the traffic snarls. Adding 15 new houses with at least 2 cars per house will make our streets far too crowded and wreck our community ambiance all of us paid dearly for.

Our quality of life is at stake if this rezoning proposal passes. Please record our vehemently negative position for any zoning change.

Thank you.

Beverly and Michael Ashley

Sent from my T-Mobile 4G LTE Device

Tom Kirk

From: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Sent: Friday, November 2, 2018 2:19 PM
To: Tom Kirk
Subject: FW: 29-ZN-2018 Jenan Properties

FYI

-----Original Message-----

From: Dave <dwolff29@gmail.com>
Sent: Tuesday, October 30, 2018 4:59 PM
To: Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>
Subject: 29-ZN-2018 Jenan Properties

Dear Mr. Murillo,

Thank you for including me in your correspondence on the above referenced item. We have reviewed the Application Request dated September 11, 2018, and have the following comments.

On page 1 the Applicant states that the proposed development is consistent with the Suburban Neighborhood land use designation, however, this property is not designated "Suburban Neighborhood", but "Rural" as the Applicant correctly states on both page 27 and 35 of this application. Any development should follow those guidelines.

The Applicant also states on page 1 that this development would be "ideal ... to transition between less intense residential areas and non-residential areas ... in a manner that protects the rural character of the neighborhood" and "is harmonious with the adjacent neighbors".

This property is not a transition. It is completely surrounded by residential areas. There are no non-residential areas with a common border to this property. There is already a transition area at the northeast corner of Scottsdale Road and Cholla Street. This small area of R1-10 zoning serves as the transition between the existing non-residential area to the south along Scottsdale Road. No additional transition is required or warranted. The Applicant is not requesting a new transition area, they are requesting an extension of an existing transition area into the R1-35 zoning area along Jenan Drive. See pages 16 and 17.

This proposed development is not in a manner that protects the rural character of the neighborhood, nor is it harmonious with adjacent neighbors. A totally enclosed community behind a 8 foot tall wall and massive steel gates is not "Rural" and is the total opposite of our rural character and is in no way harmonious to the existing Jenan Drive neighborhood.

On page 3 the Applicant discusses maintaining and enhancing the character of Jenan Drive with a landscape "front yard" area of 40 feet to "blend in with the larger homes to the north". The homes to the north have a significantly larger "front yard" than 40 feet, and the fact that this area also contains a huge wall and steel gates does not maintain nor enhance the character of Jenan Drive. The Applicant may believe that their entrance is an "understated entry gate", but in this neighborhood this entire walled complex with a double lane entrance is anything but understated. It does not, in any way, fit this neighborhood.

On page 4 the Applicant states that their proposal "will add to the existing quality of the community while assuring compatibility with adjacent properties". This enclosed and separated community does nothing to add to the quality of the existing neighborhood, and an isolated enclave is not compatible with the adjacent large lot single family homes in this neighborhood.

On page 4 the Applicant also states that the zoning change "will permit the development of the Property in a manner that is consistent with ... the GP and complimentary with the existing neighborhood". No zoning change is required to develop this property in a manner consistent with the General Plan. It is currently zoned R1-35, and could be and should be developed as such to truly be complimentary with the Jenan Drive neighborhood.

On page 14 the Applicant states "The proposed zoning is required". It is not. A zoning change is not required to develop this property. There are numerous current examples of new single family homes being constructed in R1-35 zoning all

around this neighborhood. There is new construction to the north and east on Sundown Drive, to the east and south on Miller Road, and to the west on Scottsdale Road. All of these projects are large single family homes that are truly consistent with and complementary with their existing neighborhoods with no change to the zoning. The Applicant again makes this argument on page 71 under the Amended Development Standards section stating that these parcels "would be difficult to develop under conventional zoning and subdivision regulations". As indicated above that is simply not true.

In their May 24 Neighborhood Meeting the Applicant themselves proposed an alternate development plan for this property of 7 large single family homes without a gated community, no large walls and no massive gates. They stated that this was a very viable alternative to the gated community. This type of development would truly be compatible with the adjacent properties and add to the existing quality of the neighborhood.

On page 18 the Applicant again incorrectly identifies the property as "Suburban", and again tries to identify this development as a transition area. As we have previously discussed, the Applicant correctly states that "The Property is designated Rural" on both page 27 and page 35, and it is not a transition area because it is completely surrounded by residential areas.

Page 20 references "Suburban Neighborhoods" as stated in the General Plan. As this property is not designated "Suburban" this does not apply. The section goes on to state that densities can be increased if close to the Downtown area or adjacent to other non-residential activity centers. This property, in addition to being "Rural", it does not meet either of these conditions for increased density.

On page 22 the Applicant states that the Jenan Drive landscape tract is sized to exceed the depth of nearby properties. As we have previously pointed out the front yards of the properties to the north well exceed the 40 feet this application proposes. The Applicant also discusses a "neighborhood park" within the development that will be accessible to the neighborhood. This "park" appears to be a steeped bank depression that serves as a storm water retention basin. It does not appear to be a usable "park" and does not meet the stated goal of meaningful open space. The Applicant also states that neighbors will have access through a pedestrian entry. While this may be the intent of the Applicant, this access will most likely be eliminated once the homeowners take control of the homeowners association.

Page 23 "Enhance Neighborhoods:" "Scottsdale is committed to maintaining and enhancing our existing and future neighborhoods". The Applicant indicates that the development will maintain and enhance the existing neighborhood and preserves the existing character of this neighborhood. It does not. An isolated community, behind a large block wall and massive steel gates does not enhance nor preserve the existing character of this neighborhood. The Applicant again talks about setbacks in keeping with adjoining properties. As previously shown, this is not true with the properties to the north.

Page 26 "Value Scottsdale's Unique Lifestyle and Character". The existing neighborhood on Jenan Drive is truly unique. It is R1-35, it is Rural, it consists of single family homes on large lots with large setbacks. It has a very quiet rural character, while being close to many amenities. Come see it, walk it. If the City truly values unique neighborhoods, do not allow a zoning change in this one.

On page 26 the Applicant states that the development will minimize visual impact. The visual impact will be great. It will go from single family homes on large lots, with large setbacks to a close massive wall and gate with a double lane asphalt entry. There is nothing minimal about the proposed impact.

Page 27 "Determine the appropriateness of all development in terms of ... surrounding area character" the Applicant correctly states the property is "Rural", and goes on to state that a landscape buffer will preserve the rural character along Jenan Drive. A "landscape buffer" will not hide the wall, the gates, the asphalt entry, none of which is appropriate to the surrounding area character.

On page 33 the Applicant states this proposed development will enrich the lives of Scottsdale citizens with aesthetically pleasing views on Jenan Drive, will be developed at a density comparable to the surrounding neighborhoods, and will provide a "neighborhood park". As previously stated, a large wall, gate and double lane asphalt entrance can not be concealed with landscaping to be more aesthetically pleasing than a single family home with a large yard setback. The density is not comparable to the Jenan Drive neighborhood, R1-35, that this proposed development will impact the greatest. The enrichment of the lives of all Scottsdale citizens by the proposed "park" is questionable, as well as long term access to it is not guaranteed.

Page 34 "Encourage projects that are responsive to the ... unique character of each area". This project does not respond to the unique character of the Jenan Drive neighborhood. It is out of character, it isolates itself from the area, it does not preserve the unique character, it changes it.

Page 35 "Rural/Rural Desert Character Types". "Contain relatively low-density and large lot development". "The identity and natural desert character of this district should be strengthened and maintained by preventing encroachment of nonconforming uses" and "discouraging walls". The Applicant states the property will be developed consistent with these guidelines. This is not true. They are asking for high density not low density, they are encroaching into an R1-35 zoned neighborhood with a nonconforming use, and they propose walls up to 8 feet in height to encircle their development in an area that discourages walls. See page 73. This proposal is not consistent with any of these guidelines. On page 36 the Applicant states that "the requested change in zoning designation will allow the Property to develop in a form appropriate to the surrounding context". The surrounding context on three sides, and most importantly, the neighborhood impacted the most is R1-35. For this property to be developed in a form appropriate it would require the property to retain it's current R1-35 zoning. The Applicant also states that a zoning change "will not alter the quality of the design or negatively affect site planning". This may be true, but the fact that the change does alter the quality of the area and does negatively impact the existing neighborhood is the real issue. As previously stated this development does not complement the adjacent parcels as the Applicant implies.

On page 45 the Applicant states that the proposed development is consistent with the GP in regard to Suburban Neighborhood land use designation, and the zoning change will allow development in a manner harmonious with the adjacent neighbors. As we have previously discussed, the property has a Rural designation, and a massive wall, gate, with two asphalt entrances is not harmonious with the Jenan Drive neighborhood. The Applicant also states that "The proposed change in zoning land use designation will permit the development of the property consistent with a majority of the neighborhoods surrounding the Property". This is untrue. The majority of the neighborhoods surrounding the property, to the north, east, and west, are all R1-35. Only to the south are there an existing R1-10 neighborhood, and only the very small area directly on Scottsdale Road, and not adjacent to the property in question, has lot sizes as small as this proposal. All neighborhoods surrounding this property have much larger lot sizes, with most three times larger than the proposed change. It should be noted that the neighborhoods south of Cholla Street and west of Scottsdale Road are also zoned R1-35. This development is not consistent with the vast majority of surrounding neighborhoods.

Page 48 "Sensitively integrate land uses into ... the neighborhood setting, and the neighborhood itself" on pages 48 and 49 the Applicant states that "The Property will be developed to sensitively integrate with the existing character of adjacent residential land use." The adjacent residential land use on three sides of this property is single family homes on large lots with large setbacks. There is nothing sensitive about a walled in, gated community placed in this land use, and the very existence of a gated community is one of isolation not integration.

Page 50 "Focus intense land uses along major transportation networks". The applicant states "The Property is located within close proximity to Scottsdale Road", and their "request to rezone supports the more intense land uses located along major transportation networks". "Along" and "within close proximity to" are two totally different things. This property is not on Scottsdale Road, it is located in a quiet rural neighborhood. The argument that the request to rezone is supported by its location is totally false.

Page 53 "Promote development patterns and standards that are consistent with the surrounding uses and reinforce an area's character". The Applicant states the the change in zoning and the subsequent development are consistent with this statement. The surrounding uses, as previously discussed, are R1-35 zoning on three sides of this property. The character of the area is defined by this zoning, the large lots and large setbacks, especially the Jenan Drive neighborhood that will be impacted the most. This development is not consistent with that and does not reinforce the character of the area, it changes it dramatically.

Page 54 "Preserve and enhance the unique sense of neighborhood found in diverse areas of Scottsdale through neighborhood conversation" The Applicant states the zoning change will allow development consistent with the character of the surrounding neighborhoods. As previously stated a walled in, gated, and isolated community is not consistent with the existing character of the large lot single family homes that surround this property. The Applicant goes on to say that this development will be "preserving the fabric of the character that has been created in the area". The insertion of an isolated, gated community into an established R1-35 neighborhood does not preserve the fabric of the character, it tears it apart.

On page 55 the Applicant states "Neighborhoods west and north of the property are currently designated Rural Neighborhoods". The correct statement is west, north and east are Rural Neighborhoods, as well as the property itself. On page 56 the Applicant states "The Property is currently surrounded by existing development, including Scottsdale Road to the west, established neighborhoods on three sides and a church to the west between the Property and Scottsdale Road." This statement is incorrect or misleading at best. The property does not border Scottsdale Road.

There are established residential neighborhoods on all four sides of the property, completely surrounding it. The property does not boarder the church to the west, it borders single family homes zoned R1-35. See page 16. Page 70 "Conclusion" A change in zoning is not required to permit re-development of this property in a manor harmonious with the adjacent neighborhoods. The reality is that such a change would make the re-development less harmonious, less similar, and less a part of the existing neighborhood. This request does not support the Rural designation this property has, is not consistent with adjacent land uses, and is not compatible with the character or density of the neighborhoods surrounding it and most affected by it. It is not a transition area as it is completely surrounded by residential areas. It dose not maintain, preserve or enhance the existing character of the neighborhood. If the City of Scottsdale:

- Is committed to maintain our existing neighborhoods;
- Believes that redevelopment decisions must meet the needs of our neighborhoods;
- Does encourage projects that are responsive to the unique character of each area;
- Believes that Rural neighborhoods should be strengthened by preventing the encroachment of non-conforming uses;
- Believes that walls in Rural neighborhoods should be discouraged ; Then we respectfully request you reject this application of a zoning change and encourage the Applicant to pursue their alternate plan of developing this property with a much smaller number of homes on much larger lots without a gated community as they proposed to us on May 24th of this year.

Thank you for your time and consideration. Please forward our comments to the City Staff for their review.

Jean and Dave Wolff
7336 East Jenan Drive
480-239-6997
dwolff29@gmail.com

Sent from my iPad